

(PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH)


SEND TAX NOTICE TO:

Ms. Sammie A. Cockrell  
2423 Huntington Glen Drive  
Birmingham, Alabama 35226

This instrument prepared by:

Wallace, Ellis, Fowler, Head & Justice  
P.O. Box 587  
Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED**

  
20130326000125460 1/6 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/26/2013 11:45:48 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of ONE AND 00/100 DOLLARS (\$1.00) and other good and valuable considerations, to the undersigned grantors, SAMMIE ADKINS COCKRELL, a married woman, and DELORES ADKINS MCCREERY, a married woman, the receipt of which is hereby acknowledged, we, the said SAMMIE ADKINS COCKRELL and DELORES ADKINS MCCREERY do hereby grant, bargain, sell and convey unto the said SAMMIE ADKINS COCKRELL the following described real estate, situated in Shelby County, Alabama, to-wit:


**Property being described on Exhibits "A-1", "A-2", and "A-3" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibits are signed for the purpose of identification.**

The hereinabove described parcels of land do not constitute any part of the homestead of the individual Grantors or their spouses.

TO HAVE AND TO HOLD unto the said SAMMIE ADKINS COCKRELL, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26<sup>th</sup> day of March, 2013.

  
Sammie Adkins Cockrell

  
Delores Adkins McCreery

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that SAMMIE ADKINS COCKRELL, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that,

being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of March, 2013.

Kimi M. Foster

Notary Public

My Commission Expires: 12-28-14

STATE OF Alabama )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DELORES ADKINS MCCREERY, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of March, 2013.

Kimi M. Foster

Notary Public

My Commission Expires: 12-28-14



## EXHIBIT "A-1"

COMMENCE AT THE NE CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 3 WEST, AND RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION LINE AS ESTABLISHED BY JIMMY RIGGINS FOR A DISTANCE OF 393.50 FEET TO A POINT; THENCE TURN AN ANGLE LEFT OF 90°00' AND RUN IN A SOUTHERLY DIRECTION FOR 2594.85 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 132°15'54" AND RUN IN A NORTHWESTERLY DIRECTION FOR 1865.94 FEET TO THE CENTER OF KINGS CREEK; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE MEANDERINGS OF THE CENTER OF KINGS CREEK FOR 305 FEET MORE OR LESS TO A POINT; THENCE RUN IN A SOUTHEASTERLY DIRECTION FOR 1900 FEET MORE OR LESS TO A POINT WHICH IS 200.0 FEET SOUTHWEST OF THE POINT OF BEGINNING; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG AN OLD FENCE LINE FOR 200.0 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES MORE OR LESS.

SIGNED FOR IDENTIFICATION:

  
Sammie Adkins Cockrell



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Shelby Cnty Judge of Probate, AL  
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Delores Adkins McCreery



# EXHIBIT "A-2"

All that part of the  $\frac{1}{2}$  of  $SE\frac{1}{4}$  and of the  $E\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 4, Township 24 North, Range 12 East, that lies northwest of the Railroad right-of-way and southeast of Shoal Creek;

Also all that part of the  $\frac{1}{2}$  of  $SE\frac{1}{4}$  and of the  $E\frac{1}{2}$  of  $SW\frac{1}{4}$  of said Section 4, Township 24 North, Range 12 East, that lies northwest of the Montevallo-Centerville paved highway right-of-way and southeast of the Railroad right-of-way and southeast of the old Plantation road that runs in a southeasterly direction from the Railroad to New Montevallo-Centerville paved Highway;


Said land is more particularly described as follows: Commence at the point where the Southern Railroad crosses the Southern boundary line of the  $E\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 4, Township 24, Range 12 East and run thence east along the south line of said Section 728 feet to the intersection of said south line of said Section with the western boundary line of the Centerville-Montevallo paved highway; thence along the western boundary of said highway 1430 feet, more or less, to a point where it is intersected by an old Plantation road; thence 66 deg. 45 min. to left 120.9 feet along said road; thence left 81 deg. 41 min. along said road 225.2 feet; thence to the right 40 deg. 51 min. along said road 265.3 feet; thence to the right 14 deg. 45 min. along said road 116.1 feet; thence to right 51 deg. 23 min. along said road 250.6 feet; thence left 12 deg. 48 min. 174.4 feet to northern edge of the right-of-way of the Southern Railroad; thence along the north line of the right-of-way of said railroad to its point of intersection with the eastern boundary line of the  $\frac{1}{2}$  of the  $SE\frac{1}{4}$  of said Section 4; thence north to the northeast corner of the  $\frac{1}{2}$  of  $SE\frac{1}{4}$  of said Section 4; thence west along the half section line of Section 4 to Shoal Creek; thence along Shoal Creek to the west line of the  $E\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 4; thence south along the western boundary line of said  $E\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 4 to the Southern boundary of said Section 4; thence east along the south line of said Section 4 to the point of beginning;

There is excepted the right-of-way of the Southern Railway.

SIGNED FOR IDENTIFICATION:

  
Sammie Adkins Cockrell

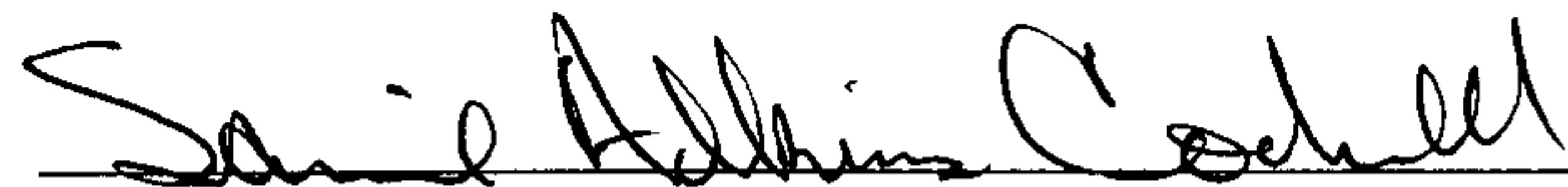
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Delores Adkins McCreery

## EXHIBIT "A-3"

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST THAT LIES  
EAST OF SHELBY COUNTY HIGHWAY NUMBER 89, CONTAINING 40 ACRES  
MORE OR LESS.

SIGNED FOR IDENTIFICATION:

  
Sammie Adkins Cockrell



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Delores Adkins McCreery



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Sammie Adkins Cockrell  
 Mailing Address 2423 Huntington Glen Drive  
Birmingham, AL 35226  
Delores Adkins McCreery  
123 Colemont Court, Antioch, TN 37013

Grantee's Name Sammie Adkins Cockrell  
 Mailing Address 2423 Huntington Glen Drive  
Birmingham, AL 35226

Property Address \_\_\_\_\_

Date of Sale 3/26/13 - final settlement of  
estate transfer per Will

Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 326,100.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Ad Valorem Tax Assessment  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 3/26/13

Sign Sammie Adkins Cockrell  
 (Grantor/Grantee/Owner/Agent) circle one

Print Sammie Adkins Cockrell

☐ Unattested

Conrad M Fowler Jr  
 (Verified by)

Form RT-1

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