

Send tax notice to: Stephen W. Cochran, 398 Indian Crest Dr., Indian Springs, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight hundred twenty thousand and no/100 (\$820,000.00) Dollars** the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Clifford Alan Thompson and his wife Karen Covington Thompson, whose mailing address is 2056 Brook Highland Ridge, Birmingham, AL 35242
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephen W. Cochran and Jennifer P. Cochran whose mailing address is: **398 Indian Crest Dr., Indian Springs, Al. 35124**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 398 Indian Crest Dr., Indian Springs, Al. 35124 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

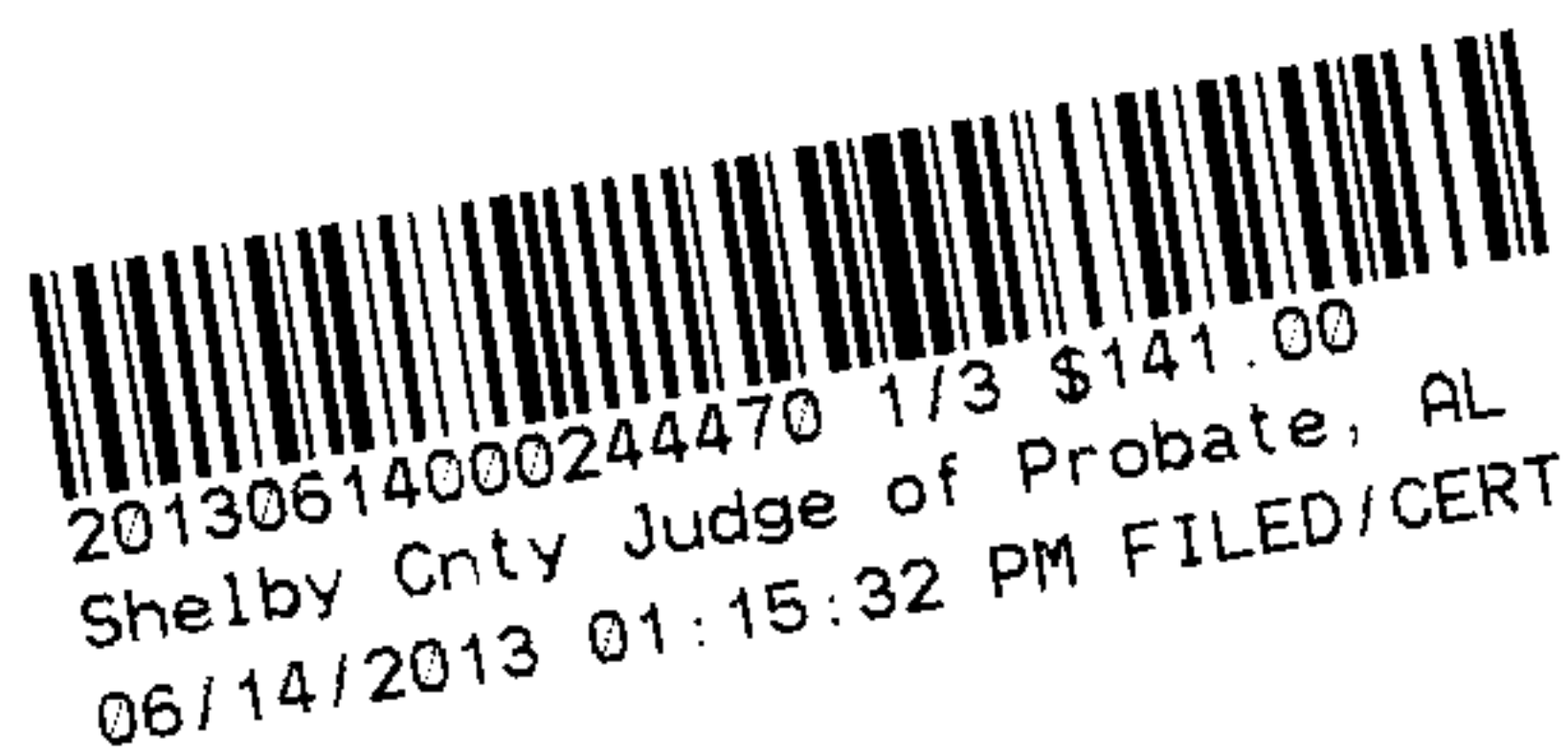
Subject to: All easements, restrictions and rights of way of record.

\$697,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 6 day of JUNE, 2013.



Shelby County, AL 06/14/2013
State of Alabama
Deed Tax: \$123.00

Clifford A Thompson (SEAL)
CLIFFORD ALAN THOMPSON
Karen Covington Thompson (SEAL)
KAREN COVINGTON THOMPSON

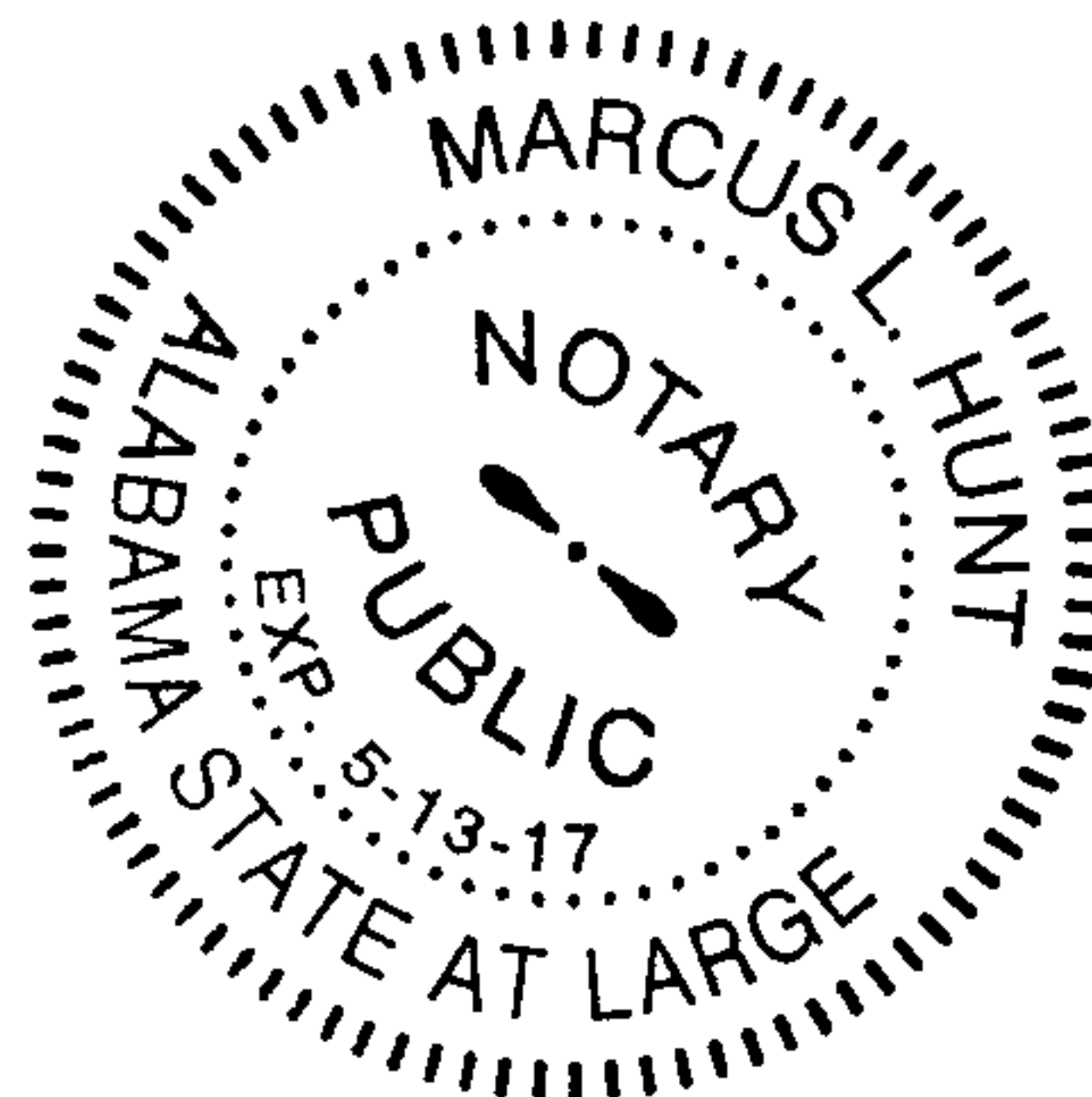
State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford Alan Thompson and his wife Karen Covington Thompson whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of May, 2013.

My commission expires: 5/13/17

[Signature]
NOTARY PUBLIC



20130614000244470 2/3 \$141.00
Shelby Cnty Judge of Probate, AL
06/14/2013 01:15:32 PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 13-230

Commence at the Northeast corner of the Southwest quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama and run Westwardly along the North line of said Quarter-Quarter section for 728.55 feet to a point on the Easterly right of way line of Indian Crest Dr., said point being the Northwest corner and the point of beginning of the property herein described; thence turn 180 degrees 00 minutes and run Eastwardly along the same line 728.55 feet to said North East corner of said Quarter-Quarter section; thence turn 88 degrees, 34 minutes right and run Southwardly along the East line of said



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