

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by:
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Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: Earnest Cocoris

Betty Cocoris

3640 Southern Blvd
Birmingham AL 35242

MINIMUM VALUE: \$69,000.00 (1/3)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR** (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Earnest Cocoris and wife, Betty Cocoris

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Earnest Cocoris, Betty Cocoris and John E. Cocoris

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 5 According to the Survey of Southern Pines, First Sector, as recorded in Map Book 7, Page 11, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 2015 and subsequent years.
- All rights, easements, reservations and restrictions of record.

SOURCE OF TITLE: Instrument No. 1999-06768.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 18 day of, 2015.
Earnet Cours
Earnest Cocoris
Bett Coevris
Betty Cocoris
STATE OF ALABAMA COUNTY OF Shells)
I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Earnest Cocoris and Betty Cocoris , whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears
date. \mathcal{X}_{\wedge}
Given under my hand and official seal, this the $\frac{18}{100}$ day of $\frac{1}{100}$, 2015.
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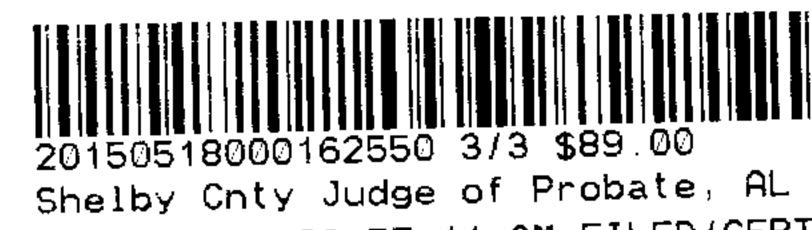
Notary Public

My Commission Expires:

20150518000162550 2/3 \$89.00

My Commission Expires July 2, 2016

20150518000162550 2/3 \$89.00 Shelby Cnty Judge of Probate, AL 05/18/2015 09:57:11 AM FILED/CERT



05/18/2015 09:57:11 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Earnest Cocoris, et al		Earnest Cocoris, et ai		
Mailing Address	3640 Southern Blvd		3640 Southern Blvd Birmingham AL 35242		
	Birmingham AL 35242				
Property Address	3640 Southern Blvd				
	Birmingham AL 352425		Total Purchase Price	\$	
			Or	~	
	······································		Actual Value	\$	
			Or Assessor's Mkt. Val.	\$ 69,000.00 (1/3)	
-	e or actual value claimed on this for a ctual value claimed on the ctual value claimed on		in the following docur	nentary evidence:	
Bill of Sa	1 _e		Appraisal		
Sales Contract			Other per Tax Assessment		
Sales Col			son added (Survivorsh		
			•		
If the conveyance filing of this form	document presented for recordations is not required.	on contains all of th	e required information	referenced above, the	
		Instructions			
Grantor's name and mailing address.	mailing address – provide the name o	of the person or persor	is conveying interest to pr	roperty and their current	
Grantee's name and	mailing address – provide the name o	of the person or person	ns to whom interest to pro	perty is being conveyed.	
Property address - th	ne physical address of the property be	ing conveyed, if avail	able.		
Date of Sale – the da	te on which interest to the property w	vas conveyed.			
Total purchase price instrument offered for	 the total amount paid for the purch or record. 	ase of the property, be	oth real and personal, bein	ng conveyed by the	
_	property is not being sold, the true valor record. This may be evidenced by				
valuation, of the propurposes will be used attest, to the best of	ed and the value must be determined, perty as determined by the local officed and the taxpayer will be penalized any knowledge and belief that the infalse statements claimed on this form 22-1 (h).	ial charged with the repursuant to Code of A formation contained in	esponsibility of valuing particles of the second se	roperty for property tax (h). Id accurate. I further	
Date:5	3-15	Sign	nest Cocoris		
		Earn	_		
		Sign Bett	y Cocoris	acous	