



20150518000162550 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
05/18/2015 09:57:11 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears
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.

Shelby County, AL 05/18/2015
State of Alabama
Deed Tax: \$69.00

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 18th day of May, 2015.

Earnest Cocoris
Earnest Cocoris

Betty Cocoris
Betty Cocoris

STATE OF ALABAMA)
COUNTY OF Shelby)

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.

Given under my hand and official seal, this the 18th day of May, 2015.

Christy L. Higgins
Notary Public
My Commission Expires: _____

My Commission Expires July 2, 2016



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20150518000162550 3/3 \$89.00
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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
Mailing Address 3640 Southern Blvd
Birmingham AL 35242

Grantee's Name Earnest Cocoris, et al
Mailing Address 3640 Southern Blvd
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)

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other per Tax Assessment
son added (Survivorship)

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: 5-18-15

Sign Earnest Cocoris
Earnest Cocoris

Sign Betty Cocoris
Betty Cocoris