

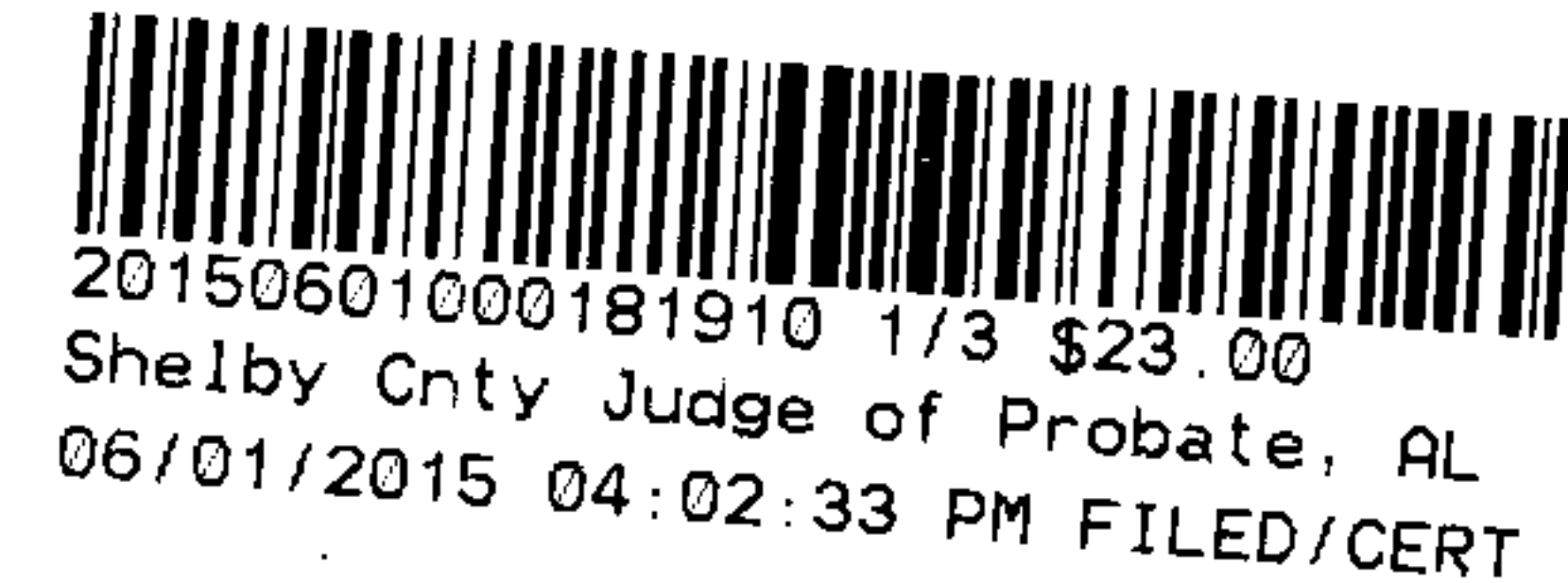
Parcel I.D. #: 28-3-06-0-001-011-002

Send Tax Notice To: Celeste Nunnally
5744 Spring Creek Road
Montevallo, AL 35115

CORRECTIVE WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



Know all men by these presents, that in consideration of the sum of Twenty-Five Thousand Dollars and 00/100 (\$ 25,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Michael Cochran, a single individual, and Michael Cochran as Power of Attorney of Loula Cochran; Michael Cochran as Power of Attorney of Ronald E. Cochran; Michael Cochran as Power of Attorney of Charles W. Cochran; Michael Cochran as Power of Attorney of Anita Cochran; and Michael Cochran as Power of Attorney of Karen R. Aldana, all of whom being the heirs at law and next of kin of William E. Cochran, a deceased person who died testate on or about 18 November, 2013,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Celeste Nunnally and David Gray,** hereinafter known as the GRANTEE;

Lot 6, as shown by Map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978, and recorded in Map Book 7, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN.

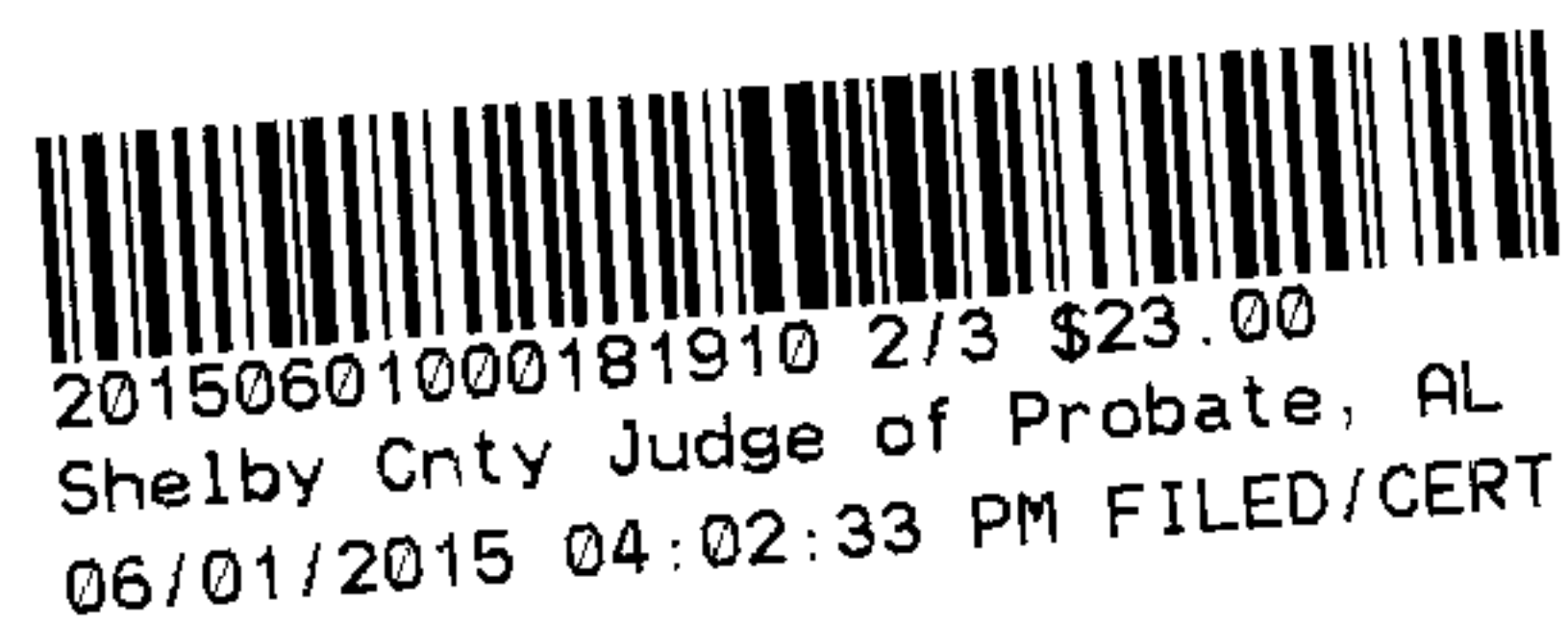
This deed was prepared with the benefit of a title search conducted by Shelby County Abstract & Title Co., Inc., under policy # S-15-22030, and a survey was not performed. The legal description was taken from said title commitment binder.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the 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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

Michael Cochran
Michael Cochran
Individually
Grantor

Michael Cochran
By: Michael Cochran, Attorney in Fact under
Power of Attorney as recorded in
Instrument #: 20150423000132010
in the Probate Court of Shelby County, AL



Charles W. Cochran

Anita C. Cochran

Michael Cochran

By: Michael Cochran, Attorney in Fact under
Power of Attonrey as recorded in
Instrument #: 20150423000132020
in the Probate Court of Shelby County, AL

Michael Cochran

By: Michael Cochran, Attorney in Fact under
Power of Attorney as recorded in
Instrument #: 20150423000132040
in the Probate Court of Shelby County, AL

Karen R. Aldana

Michael Cochran

By: Michael Cochran, Attorney in Fact under
Power of Attonrey as recorded in
Instrument #: 20150423000132030
in the Probate Court of Shelby County, AL

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Michael Cochran, a unmarried individual and Michael Cochran, as Power of Attorney*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 29 Day of April, 2015.

Clint C. Thomas

NOTARY PUBLIC

My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

