

Send tax notice to:
LARRY RAY COCHRAN
113 CHESSER LOOP ROAD
CHELSEA, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016404

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ERICK L. ORELLANA and JENNY A. TORRES, husband and wife whose mailing address is: 14423 Red Creek Lane Ft 33405 (hereinafter referred to as "Grantors") by LARRY R. COCHRAN and CYNTHIA V. COCHRAN whose property address is: 113 CHESSER LOOP ROAD, CHELSEA, AL, 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 60, ACCORDING TO THE MAP AND SURVEY OF CHESSER PLANTATION, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 31, PAGE 21 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

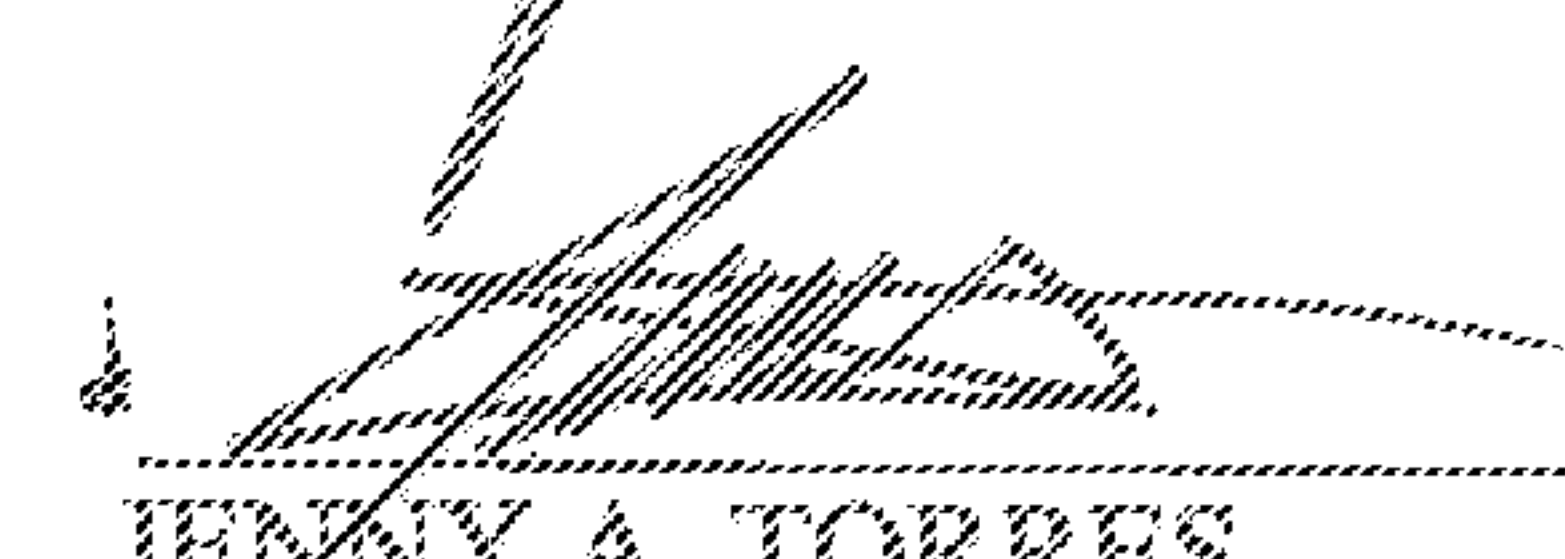
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
4. All easements, rights of way, restrictions, covenants, conditions and building setback lines as shown on recorded Map and Survey of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, Page 21 A&B, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20020306000010788; Instrument No. 20040615000322690 and any amendments thereto recorded in the Probate Office of Shelby County, Alabama.
6. Transmission line permits to Alabama Power Company as set out in Deed Book 127, Page 317; Deed Book 102, Page 138 & Deed Book 104, Page 525 in said Probate Office

7. Declaration of easement as set out in Instrument No. 2001-21357 in said Probate Office.
8. Restrictive covenants as grant of land easement to Alabama Power Company as set out in Instrument No. 20020926000463680 in said Probate Office.

\$172,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

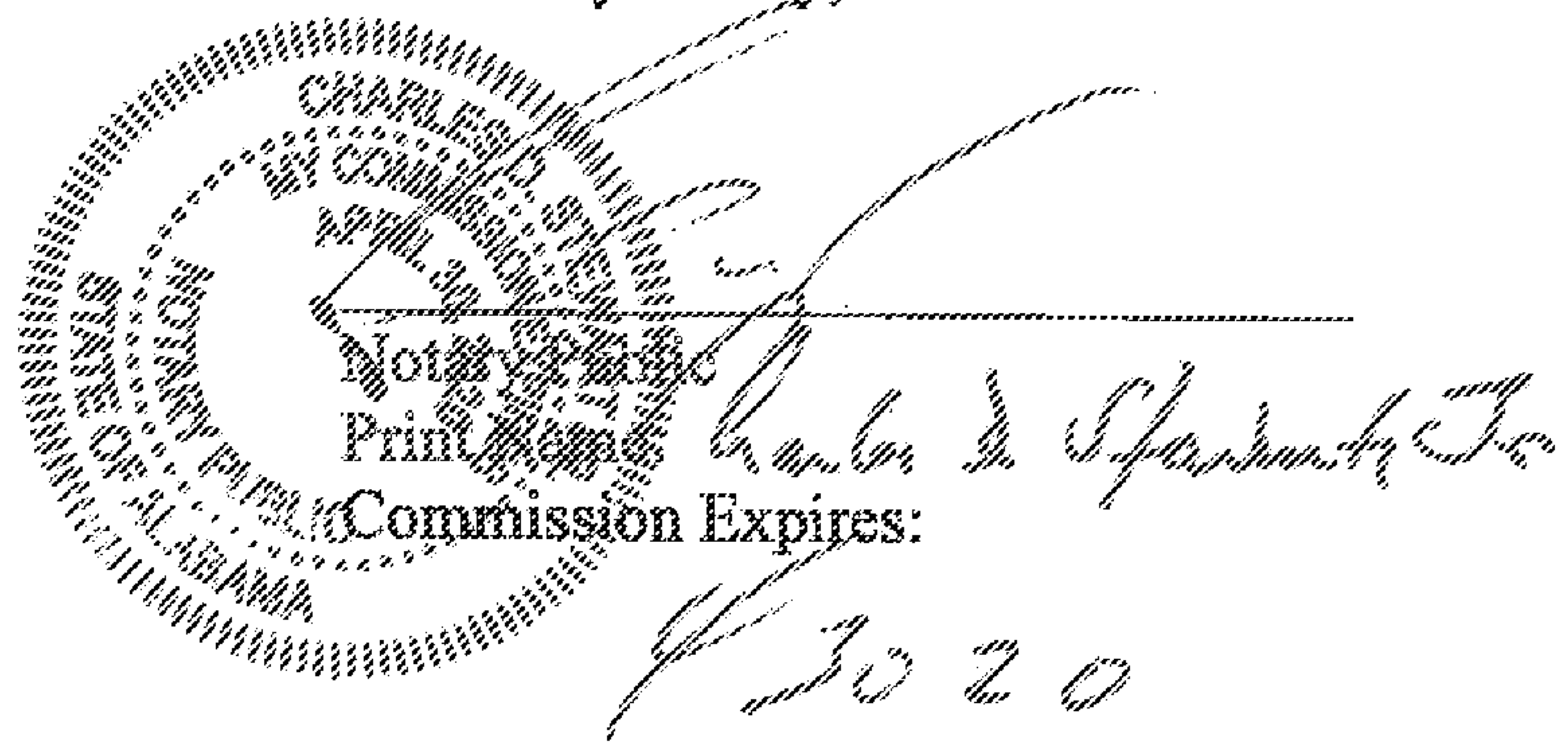
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of July, 2016.


ERICK L. ORELLANA

JENNY A. TORRES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERICK L. ORELLANA and JENNY A. TORRES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2016.


Notary Public
Print Name
Commission Expires: 12/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 01:11:01 PM
\$61.00 CHERRY
20160802000272940

