

WARRANTY DEED


Send Tax Notice To:
Oscar M Mojica and Guadalupe E Mojica as
Trustees of the Mojica Family 20167 Trust
5537 Colony Lane, Hoover AL 35226

State of Alabama
County of Shelby

Know all men by these presents:
That in consideration of One Hundred Forty Three Thousand and No/100 Dollars (\$143,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John F Cockrell and wife, Jordan C Cockrell (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Oscar M Mojica and Guadalupe E Mojica as Trustees of the Mojica Family 2016 Trust (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Map and Survey of The Cottages at Stonehaven, recorded in Map Book 21, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

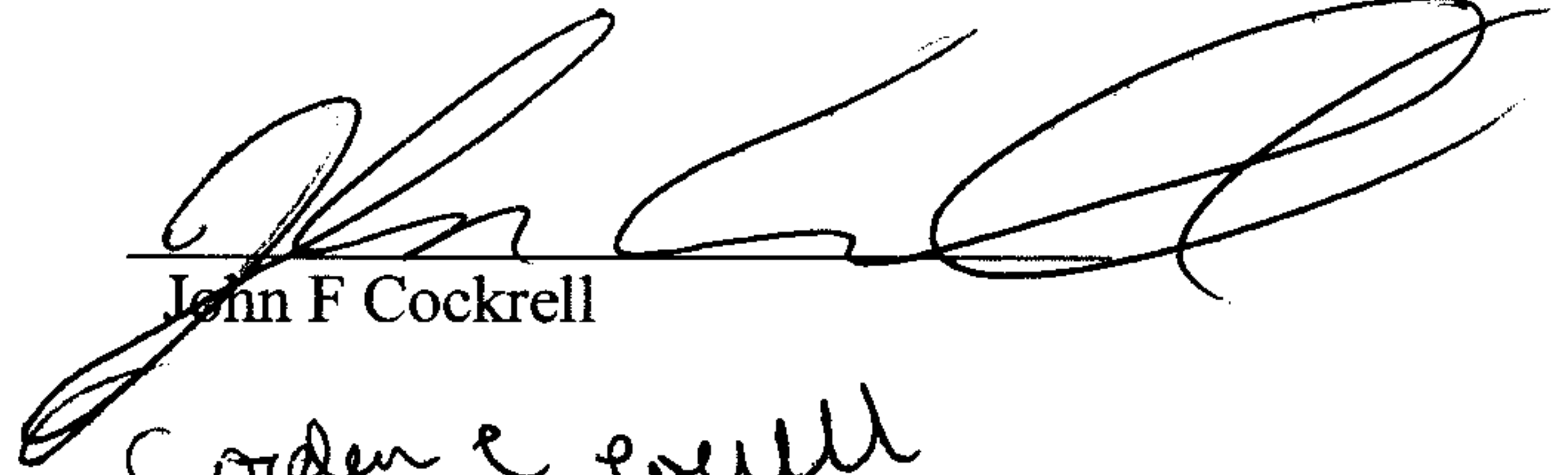
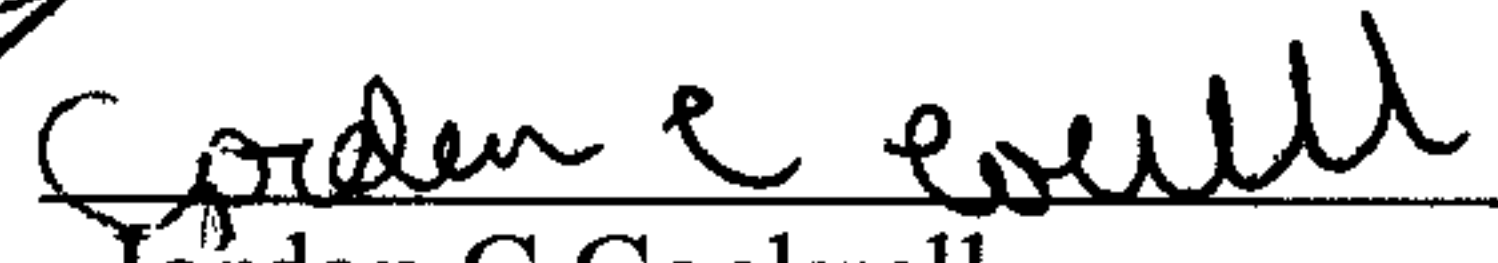
Subject to Easements, Restrictions, and Rights Of Way of Record.


20171010000368130 1/3 \$164.00
Shelby Cnty Judge of Probate, AL
10/10/2017 01:28:33 PM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 27th day of September 2017

Shelby County, AL 10/10/2017
State of Alabama
Deed Tax: \$143.00


John F Cockrell

Jordan C Cockrell

STATE OF Alabama

COUNTY Jefferson

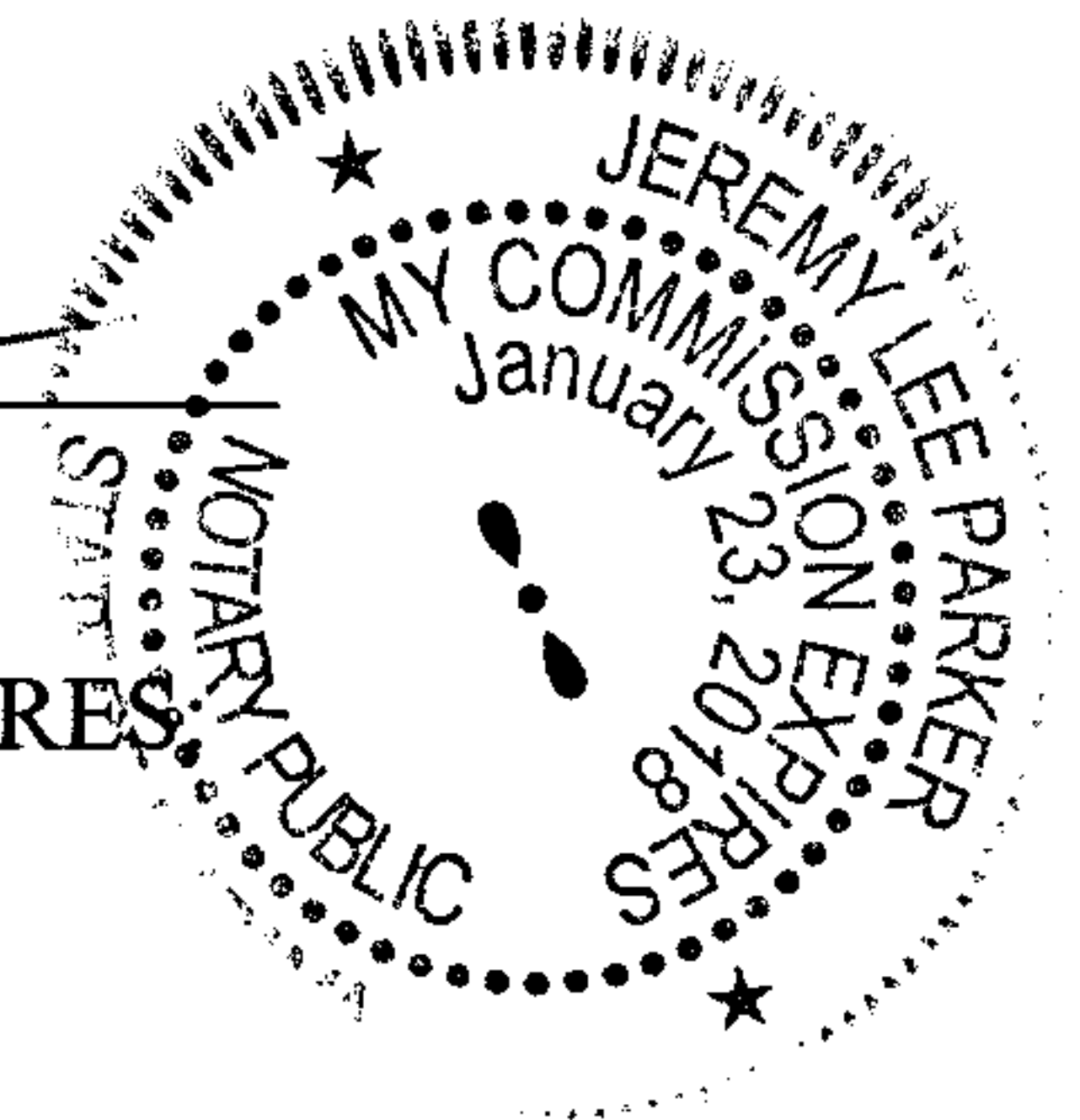
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that
John F Cockrell and wife John C Cockrell 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 she executed the same voluntarily on the day the same bears
date.


Given under my hand and official seal this 27th day of September, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216


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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	John F Cockrell and Jordan C Cockrell	Grantee's Name	Oscar m Mojica and Guadalupe E Mojica as Trustees of the Mojica Family 2016 Trust
Mailing Address	121 Stonehaven Drive Pelham AL 35124	Mailing Address	121 Stonehaven Drive Pelham AL 35124
Property Address	121 Stonehaven Drive Pelham AI 35124	Date of Sale	September 21 2017
		Total Purchase Price	\$143,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$179,400.00/87,450.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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: September 21, 2017

____ Unattested

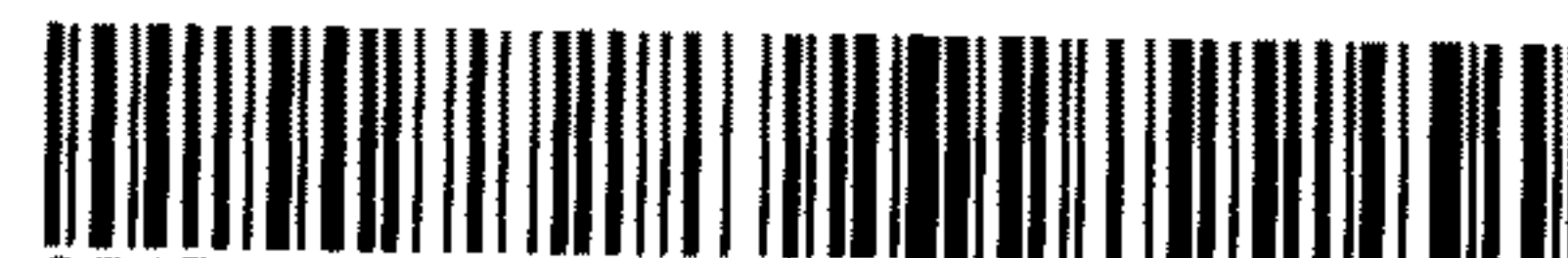
(verified by)

Print

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



20171010000368130 3/3 \$164.00
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