



20171205000435200 1/2 \$33.00  
 Shelby Cnty Judge of Probate, AL  
 12/05/2017 10:56:46 AM FILED/CERT

This Instrument was prepared by:  
 Harrelson Law Firm, LLC  
 Gregory D. Harrelson, Esq  
 101 Riverchase Pkwy East  
 Hoover, AL 35244

Send Tax Notice To:  
 James C. Cocke, Jr  
 Kristi R. Cocke

*162 Revolutionary Way  
 Montevallo, AL 35115*

**WARRANTY DEED**

STATE OF ALABAMA            )  
   )  
 COUNTY OF SHELBY         )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY THOUSAND and 00/100 Dollars (\$60,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Sean Lemley and Benetta Lemley, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto James C. Cocke, Jr. and Kristi R. Cocke, husband and wife, (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE MAP AND SURVEY OF MAPLE RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 37, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$45,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns 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, We hereunto set our hand and seal on this the 4th day of December, 2017.

*Sean Lemley*  
 Sean Lemley  
*Benetta Lemley*  
 Benetta Lemley

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sean Lemley and Benetta Lemley, 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 the same bears date.

Given under my hand and official seal, this the 4th day of December, 2017.

*[Signature]*  
 NOTARY PUBLIC

My Commission Expires: 8-25-19

Shelby County, AL 12/05/2017  
 State of Alabama  
 Deed Tax: \$15.00

Real Estate Sales Validation Form

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

Grantor's Name Sean Lemley
Mailing Address Benette Lemley
234 Timber Ridge Circle
Alabaster, AL 35007

Grantee's Name James C. Cooke Jr
Mailing Address Kristi R. Cooke
162 Revolutionary Way
Montevallo, AL 35115

Property Address See Legal Description
Attached to Deed

Date of Sale 12-4-17
Total Purchase Price \$60,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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

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 12-4-17

Print Greg Harrelson

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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