

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Sent Tax Notice to:  
Coleen Coleman

113 Chessur Loop Road  
Chelsea AL 35043

**WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Two Hundred Twenty-Nine Thousand And 00/100 (\$229,000.00) and other good and valuable considerations to the undersigned, Larry R. Cochran and Cynthia V. Cochran, a married couple (hereinafter referred to as the "Grantors"), in hand paid by Coleen Coleman, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Lot 60, according to the map and survey of Chessur 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. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Subject to all matters as set forth as shown on Map Book 31, Page 21 A&B, of the Probate Office of Shelby County, Alabama.
4. Transmission Line permits to Alabama Power Company recorded in Book 127, Page 317, Book 102, Page 138 and Book 104, Page 525 in the Probate Records of Shelby County, Alabama.
5. Restrictive covenants as grant of land easement to Alabama Power Company as recorded in Instrument No. 20020926000463580, Probate Records of Shelby County, Alabama.
6. Sewer Service Agreement recorded in Instrument No. 20121102000422160, Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20020306000010788 and Official Records Instrument No. 20040615000322690, of the Probate Records of Shelby County, Alabama, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Declaration of Easement as recorded in Book 2001, Page 21357, Probate Records of Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said Grantee, his/her heirs and assigns, forever.

And the Grantors do, for his/herself and his/her heirs and assigns, covenant with the said Grantee that Grantors are lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantee, his/her successors and assigns forever, against the lawful claims of any and all persons.

Shelby County, AL 04/11/2018  
State of Alabama  
Deed Tax: \$46.00

  
20180411000121300 1/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
04/11/2018 03:59:01 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors, have hereto set its signature and seal, this the 10<sup>th</sup> day of April, 2018.

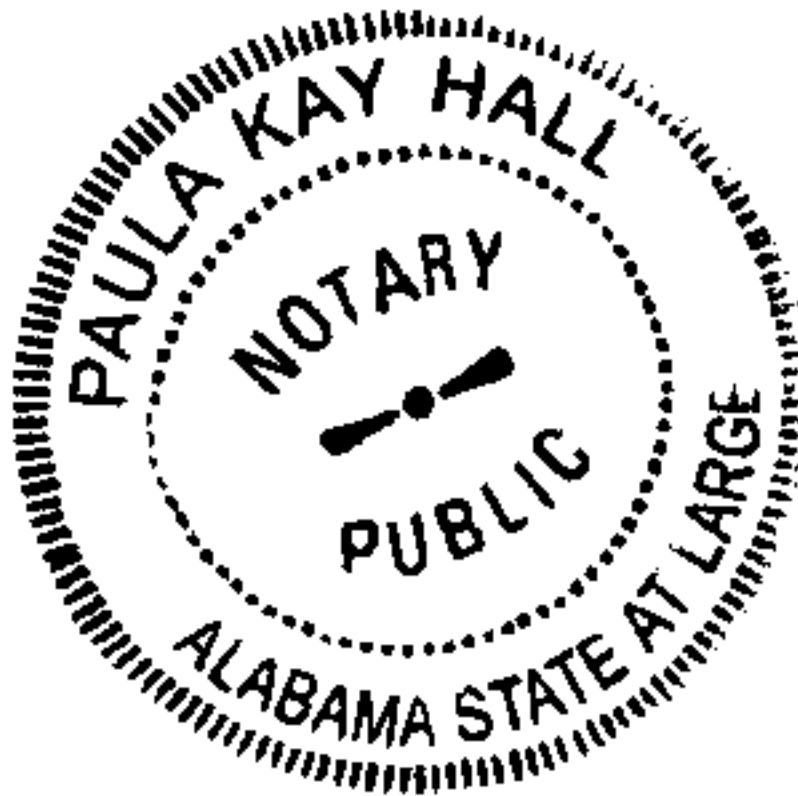
 (SEAL)  
Larry R. Cochran


STATE OF ALABAMA

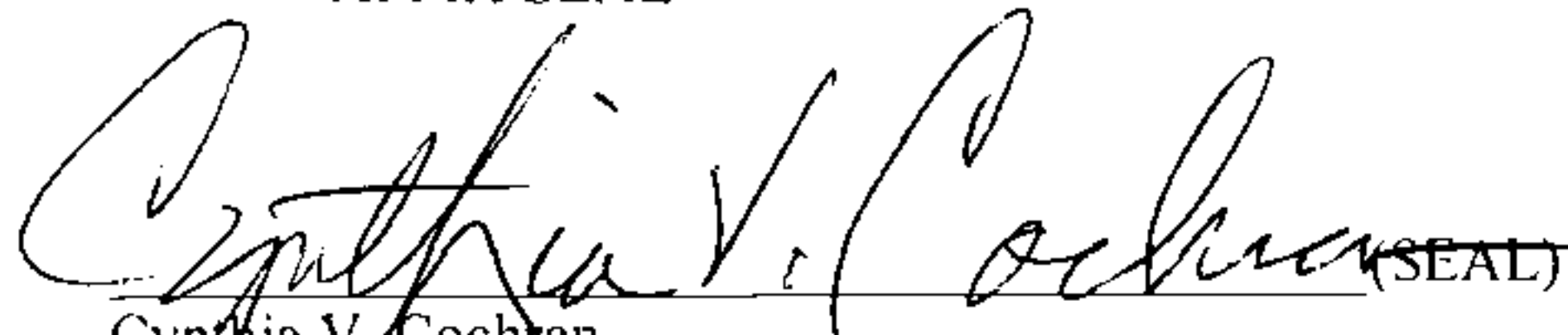
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry R. Cochran, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/~~she~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of April, 2018.



  
NOTARY PUBLIC Paula Kay Hall  
My Commission Expires: 07-19-2020  
AFFIX SEAL

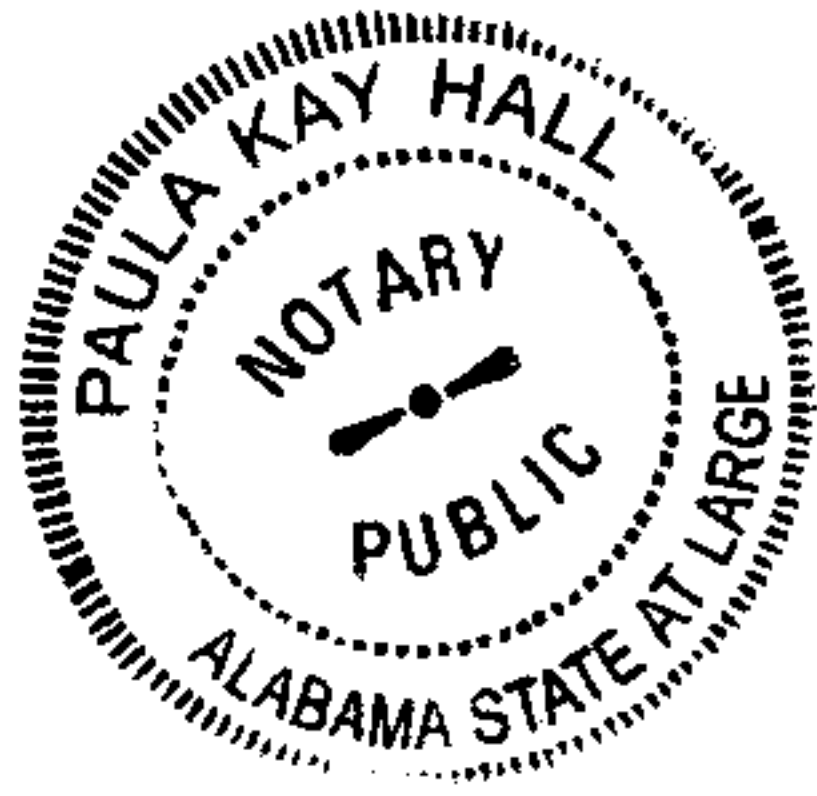
 (SEAL)  
Cynthia V. Cochran

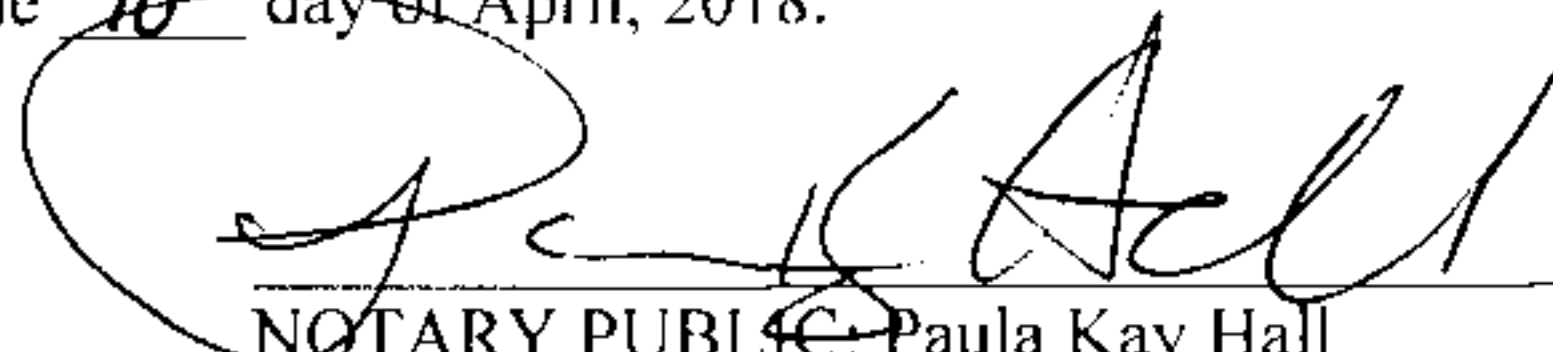
STATE OF ALABAMA

COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia V. Cochran whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/~~she~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of April, 2018.



  
NOTARY PUBLIC Paula Kay Hall  
My Commission Expires: 07-19-2020  
AFFIX SEAL

2018-000133

  
20180411000121300 2/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
04/11/2018 03:59:01 PM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name Larry R. Cochran and Cynthia V. Cochran  
Mailing Address 321 South Burbank Drive, Hoover, AL 35226

Grantee's Name Coleen Coleman  
Mailing Address 113 Chesser Loop Road  
Chelsea AL 35043

Property Address 113 Chesser Loop Rd  
Chelsea, Alabama 35043

Date of Sale 04/10/2018  
Total Purchase Price \$229,000.00  
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 04/10/2018

Print Coleen Coleman

Unattested \_\_\_\_\_  
(verified by)

Sign Coleen Coleman  
(Grantor/Grantee/Owner/Agent) circle one



20180411000121300 3/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
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