

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Thousand Dollars (\$10,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Katherine S. Dufresne, a married woman, Jacqueline Marie Scrive, a single woman, and Richard Elliott Scrive, a single man, as the sole heirs at law of Jane G. Scrive, deceased, Estate No. W61838,** (herein referred to as grantors), grant, bargain, sell and convey unto **Whitney Cochran,** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama,** to wit:

Begin 30 feet (S) North and 237 feet (S) East of the SW corner of the NE1/4 of the NE1/4; thence North 417 feet East; thence 232 feet South; thence 417 feet West; thence 232 feet to the point of beginning; Also Known As Lot E, Block 1, Par I Uncle Bud's Place as recorded in Deed Book 319, Page 973 recorded on February 8, 1979, 232 feet X 417 feet, containing 2.22 acres (more or less).

Tax Parcel ID#26-6-14-0-000-003.002

Dorothy Jane G. Scrive departed this life on March 8, 2009. The grantors herein are her sole heirs at law.

The above property is not the homestead or residence of the grantors, or their spouses.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 17th day of December, 2018.

Katherine S. Dufresne
Katherine S. Dufresne

Katherine S. Dufresne, as Attorney in Fact for
Katherine S. Dufresne, as Attorney in Fact *for Jacqueline Marie Scrive*
for Jacqueline Marie Scrive

Katherine S. Dufresne
Katherine S. Dufresne, as Attorney in Fact
for Richard Elliott Scrive *as Attorney in Fact for Richard Elliott Scrive*

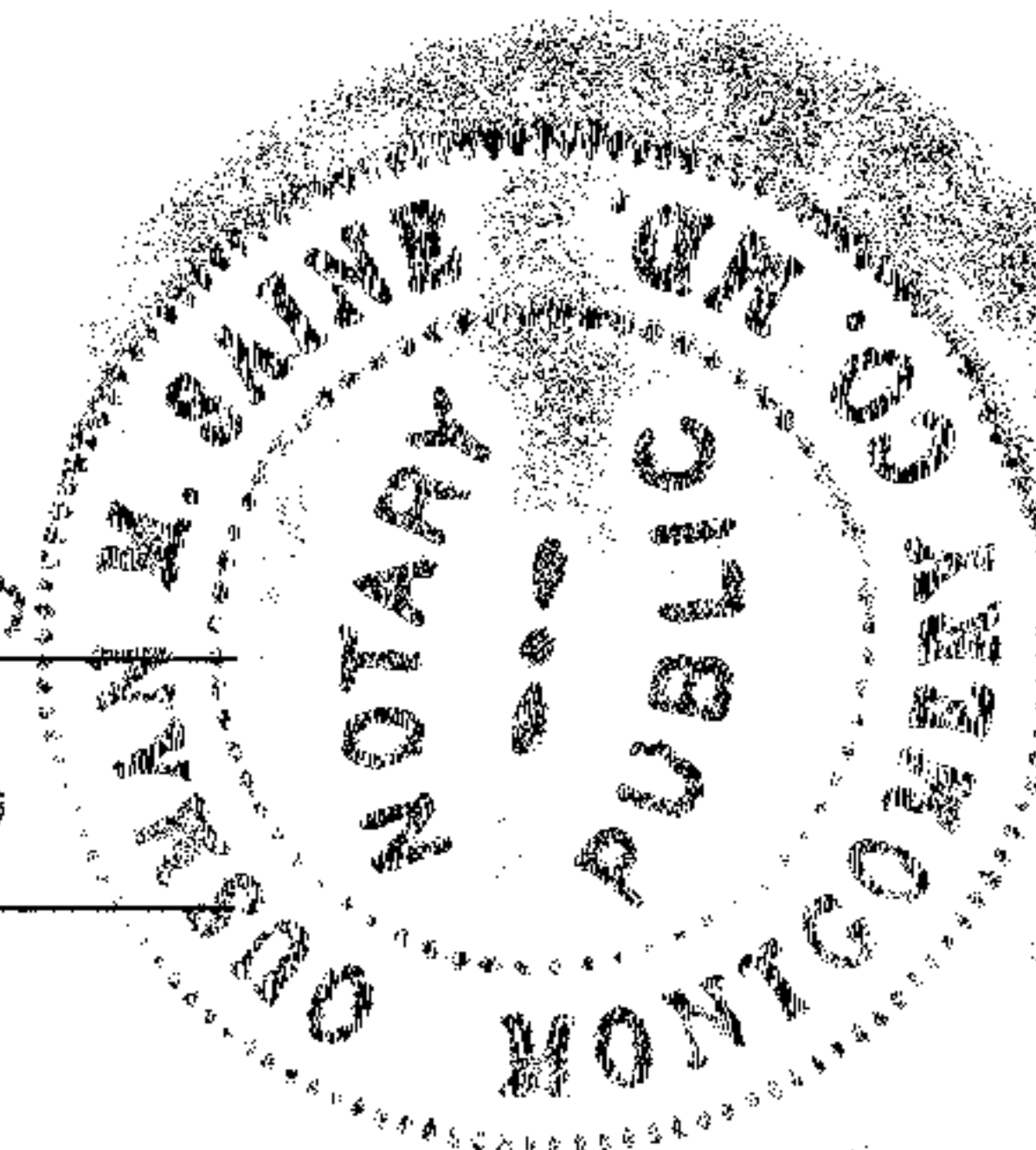
STATE OF MD)

COUNTY OF Montgomery)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Katherine S. Dufresne, individually and as Attorney in Fact for Jacqueline Marie Scrive and Richard Elliott Scrive**, 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 she, individually and as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2018.

OURMAN M. SANE
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
NOTARY PUBLIC COMMISSION EXPIRES
My Commission Expires: 04-18-2020



THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

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

Grantor's Name KATHERINE S. DUFRESNE, A MARRIED WOMAN.
 Mailing Address JACQUELINE MARIE SCRIVE, A SINGLE
WOMAN, RICHARD ELLIOTT SCRIVE,
A SINGLE MAN, AS THE SOLE HEIRS

Grantee's Name WHITNEY COCHRAN
 Mailing Address 118 PINE CLIFF CIRCLE
HOOVER, AL 35226

Property Address TAX PARCEL ID #
26-6-14-0-000-003.002

Date of Sale DECEMBER 17, 2018
 Total Purchase Price \$10,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/07/2019 08:38:10 AM
 \$33.00 CHERRY
 20190107000004730

Allen S. Byrd

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 _____

Print ANTHONY METCALFE

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one