

AFFIDAVIT OF LOST DOCUMENT

This is an affidavit swearing that the copy of the quit claim deed between Brenda J. Cocke referred to as Grantor to William Cocke referred to as grantee dated on the 20th day of January 2012 is a true and correct copy. The original was lost prior to recording.



20200724000310730 1/4 \$145.50
Shelby Cnty Judge of Probate, AL
07/24/2020 10:29:17 AM FILED/CERT

Wm W Cocke

William Cocke Grantee

Dated this the 24th day of July 2020.

Notary

Jessica P. Holland
MCE 2/22/22

Brenda SS ~

Shelby County, AL 07/24/2020
State of Alabama
Deed Tax: \$114.50

This instrument prepared by:
Michael L. Murphy
Attorney at Law
44 Court Square East
Centreville, AL 35042

Source of Title:
Instrument # 20090420000143600



20200724000310730 2/4 \$145.50
Shelby Cnty Judge of Probate, AL
07/24/2020 10:29:17 AM FILED/CERT

STATE OF ALABAMA)

QUIT CLAIM DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in said consideration of the terms of a divorce settlement and other good and valuable consideration in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the undersigned

BRENDA J. COCKE, a married woman

Hereby remise, release, quit claim, sell, and convey to

WILLIAM COCKE, a married man

(hereinafter called grantee) all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, and run North 01 degrees 52 minutes 46 seconds W and along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 900.49 feet to the intersection of the Westerly $\frac{1}{4}$ - $\frac{1}{4}$ line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the Northern most right of way line of Birmingham Street as shown on the Map of Birmingham Junction, recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama; thence North 88 degrees 27 minutes 21 seconds E run a distance of 2.70 feet to the intersection of the Northern right of way line of Birmingham Street and the Northwestern right of way line of Shelby County Road #8 (50 foot R.O.W.); thence North S0 degrees 49 minutes 47 seconds E and along said Northwestern right of way line a distance of 273.42 feet to the Point of Beginning of the parcel herein described; thence North 34 degrees 51 minutes 53 seconds W and leaving said Northwestern right of way a distance of 141.73 feet to an iron pin found; thence North 32 degrees 32 minutes 08 seconds W for a distance of 156.92 feet to an iron pin found; thence North 88 degrees 07 minutes 14 seconds E for a distance of 368.42 feet to an iron pin found on the Westerly right of way line of Shelby County Road #73 (60 foot R.O.W.); thence South 16 degrees 34 minutes 57 seconds W and along said Westerly right of way line a distance of 131.47 feet to the intersection of the Westerly right of way line of said Shelby County Road #73 and the Northwestern right of way of Shelby County Road #8; thence South 50 degrees 49 minutes 47 seconds W and along said Northwestern right of way line of Shelby County Road #8, a distance of 213.20 feet to the Point of Beginning.

Subject to that mortgage executed by William Cocke, a married man and wife, Brenda J. Cocke, in favor of JPMorgan Chase Bank, N.A., dated April 16, 2009, and recorded as Instrument # 200904200001436510, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this the 20th day of January, 2012.

BRENDA J. COCKE

STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public, personally appeared, BRENDA J. COCKE 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 executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of January, 2012.


NOTARY PUBLIC

My Commission Expires: 2-16-2014



20200724000310730 3/4 \$145.50
Shelby Cnty Judge of Probate, AL
07/24/2020 10:29:17 AM FILED/CERT

This instrument prepared without the benefit of a title search or survey and based upon information supplied by the parties.

Real Estate Sales Validation Form

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

Grantor's Name Brenda Cocke
Mailing Address _____

Grantee's Name William Cocke
Mailing Address 789 Hwy 8
Montevallo AL 35115

Property Address 789 Hwy 8
Montevallo AL 35115

Date of Sale 1/20/2012
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 228,050 1/2 = 114,025



20200724000310730 4/4 \$145.50
Shelby Cnty Judge of Probate, AL
07/24/2020 10:29:17 AM FILED/CERT

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 7/24/2020

Unattested

(verified by)

Print William W. Cocke

Sign Wm W Cocke
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1