

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To:
Jonathan Cochrane and Elizabeth Cochrane
5842 Swindle Dr, Bessemer AL 35023

Presents:

THAT IN CONSIDERATION OF One Hundred Fourteen Thousand Nine Hundred Dollar and no/100 Dollars (\$114,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Brenda P Bailey, a single person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Jonathan Cochrane and Elizabeth Cochrane (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

A lot or parcel of land situated in the East one half of the SW ¼ of the SW ¼ of Section 2, Township 19 South, Range 5 West, and being more particularly described as follows: Commence at the SE corner of the above said east half of said forty, thence run northerly along the east line for a distance of 815.67 feet to the point of beginning. Thence continue along same line for a distance of 210.0 feet; thence turn 89 degrees 43 minutes 45 seconds to the left for a distance of 260.0 feet; thence turn 90 degrees 25 minutes 15 seconds to the left for a distance of 210 feet; thence turn 89 degrees 34 minutes 45 seconds to the left for a distance of 260.0 feet to the point of beginning. Less and except the east 50.0 feet for a roadway.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

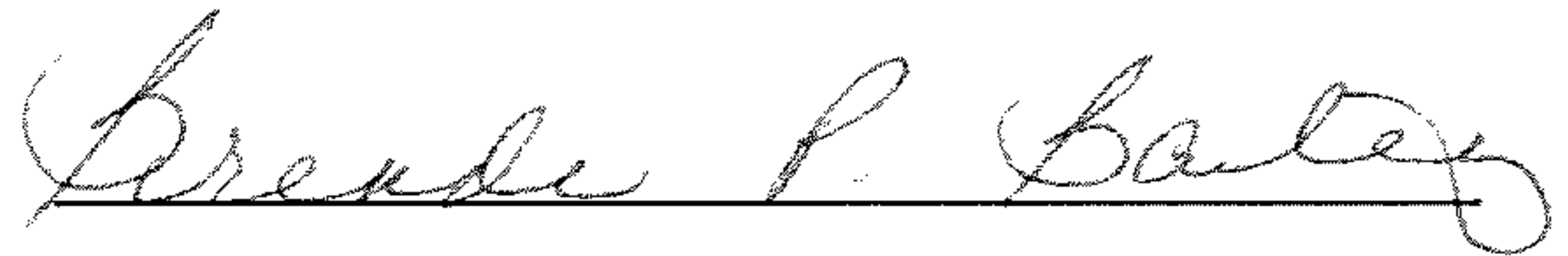
\$98,814.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

Brenda P Bailey is the surviving Grantee

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 August 2020

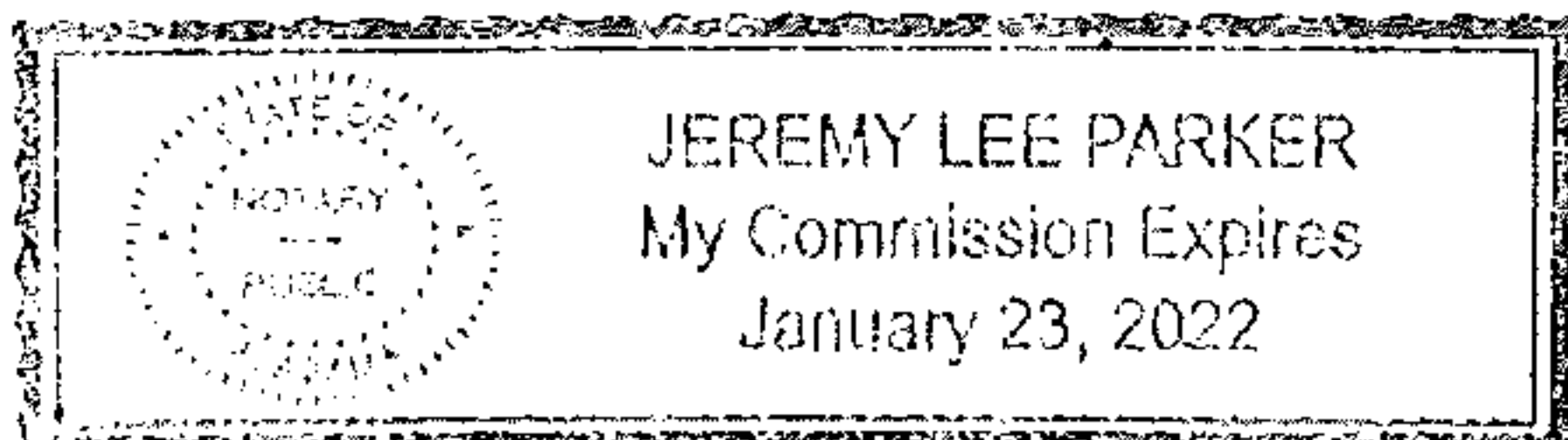


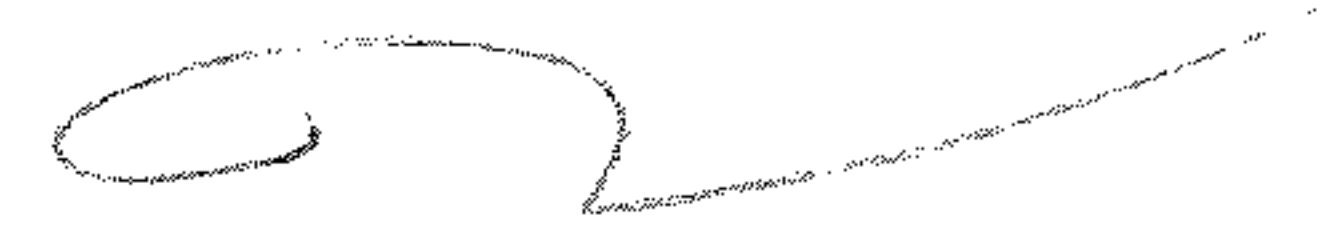
Brenda P Bailey

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Brenda P Bailey 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of August, 2020





Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

Real Estate Sales Validation Form

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

Grantor's Name	pBrenda P Bailey	Grantee's Name	Jonathan Cochrane and Elizabeth Cochrsne
Mailing Address			
	5842 Swindle dr		5842 swindle Dr
	Bessemer AL 35023		Bessemer AL 35053
Property Address	5842 Swindle Dr	Date of Sale	August 27, 2020
	Bessemer AL 35023	Total Purchase Price	\$114,900.00
		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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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: 8-27-2020

(verified by)

Print: Brenda P Bailey Bailey
 Sign: *Brenda P Bailey*
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2020 03:22:17 PM
 \$44.50 CHERRY
 20200901000387700

Allen S. Bayl