

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

Send Tax Notice To:  
George Carey Kendrick  
140 Kendrick Farm Rd  
Montevallo, AL 35115

**WARRANTY DEED**

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

That in consideration of ONE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$160,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Sammie Adkins Cockrell, a married woman, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto George Carey Kendrick, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

That part of the North half of the North half of the Northeast Quarter of Section 7, Township 24 North, Range 13 East that lies East of Shelby County Highway Number 89.

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 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; (4) Current zoning and use restrictions.

\$160,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor nor that of her spouse.

TO HAVE AND TO HOLD unto the said Grantees, his heirs and assigns, forever.  
And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

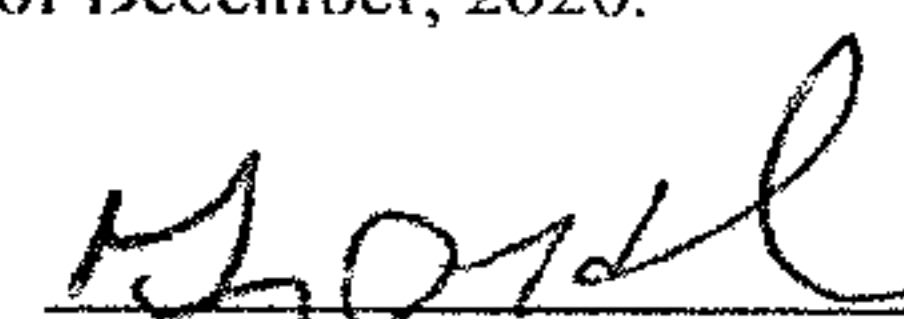
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 17th day of December, 2020.

  
Sammie Adkins Cockrell

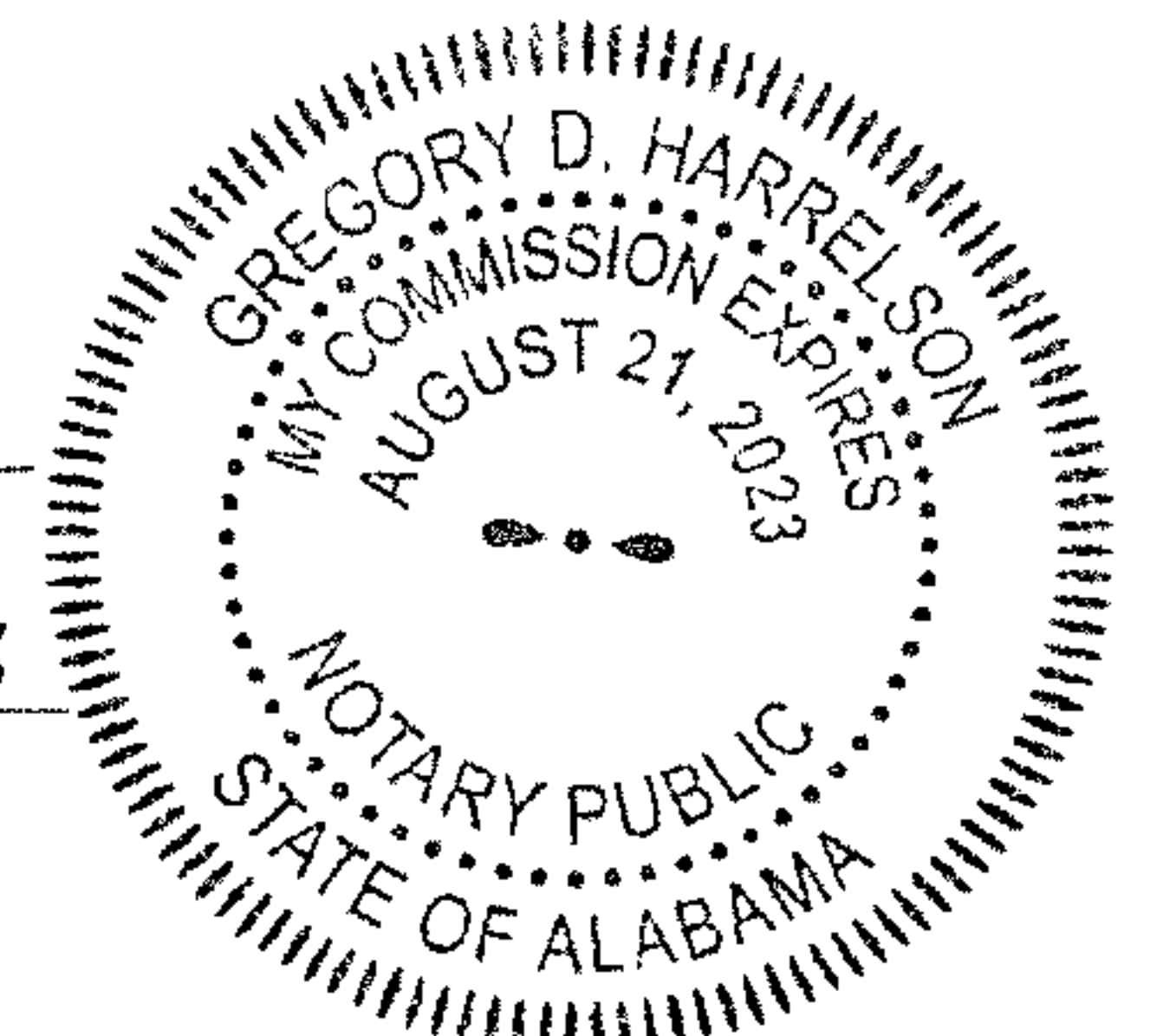
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sammie Adkins Cockrell, 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.

Given under my hand and official seal this 17th day of December, 2020.

  
NOTARY PUBLIC

My Commission Expires 8-21-23



## Real Estate Sales Validation Form

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

Grantor's Name Sammie Adkins Cockrell  
 Mailing Address 2423 Huntington Glen Dr  
Birmingham, AL 35226

Grantee's Name George Carey Kendrick  
 Mailing Address 140 Kendrick Farm Road  
Montevallo, AL 35115

Property Address 40 Acres on Hwy 89  
See Legal Description on Deed

Date of Sale 12/17/2020  
 Total Purchase Price \$ 160,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/25/2021 08:03:44 AM  
 \$26.00 CHERRY  
 20210125000038060

*Allen S. Byrd*

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 12-17-2020

Print Sammie Adkins Cockrell

Unattested

Sign Sammie Adkins Cockrell  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)