

20210609000281840
06/09/2021 11:41:59 AM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
John B MacQueen
Verna S MacQueen
1400 Arrowhead Trl
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Jonathan P Cochran and spouse,
Marla Kay Cochran, by and through Jonathan Cochran, Attorney in Fact**

(herein referred to as "Grantors") do(herein referred to as Grantors) do grant, bargain, sell and convey unto

John B MacQueen and Verna S MacQueen

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 8, according to the Survey of Navajo Hills, Third Sector, as recorded in Map Book 5, page 56, in the Probate Office of Shelby County, Alabama.

Marla Kay Cochran is one and the same person as Marla K. Cochran.
Jonathan Cochran is one and the same person as Jonathan P. Cochran

\$96,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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 the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 7 day of June, 2021.

Jonathan Cochran
Jonathan P Cochran

Marla Kay Cochran,

by JONATHAN COCHRAN, ATTORNEY IN FACT

Marla Kay Cochran,

by Jonathan Cochran, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jonathan P. Cochran, individually and as Attorney in Fact for Marla Kay Cochran, husband & wife, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, individually, and acting within the scope and power of said power of attorney, in his capacity as Attorney in Fact for Marla Kay Cochran on the day the same bears date

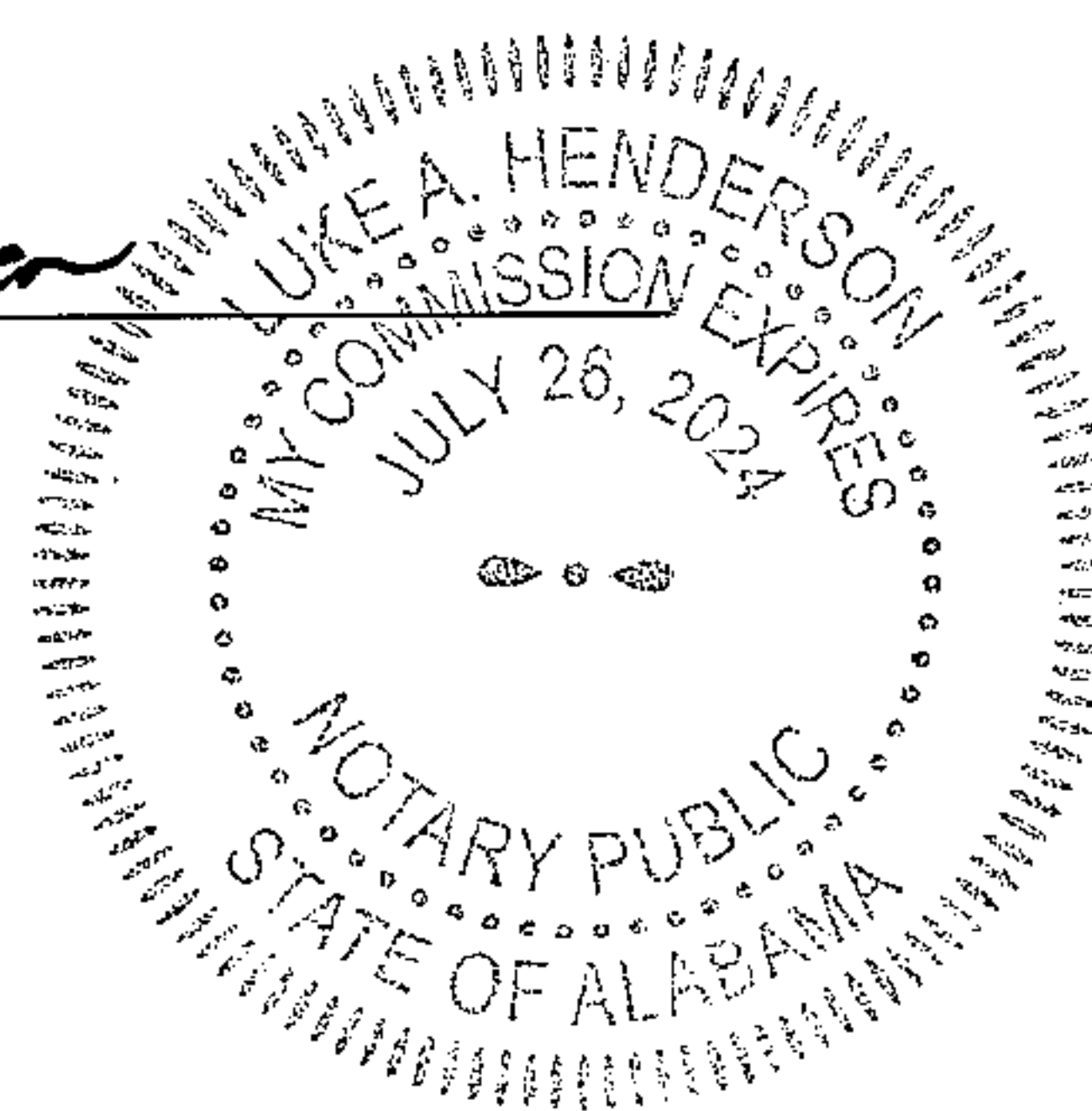
Given under my hand and seal this June 7, 2021.

My Commission Expires: 7/26/2024

Luke A. Henderson
Notary Public

Grantor's Address: 1562 West Linda Ave
Chandler, AZ 85224

Property Address: 1400 Arrowhead Trl Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2021 11:41:59 AM
\$169.00 CHERRY
20210609000281840

Allen S. Bayl