

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 1
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Dorothy M. Cohill, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Dorothy M. Cohill and Timothy Djuan Cohill (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 21 South, Range 1 East; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 367.42 feet to the point of beginning; thence turn an angle of 88° 12' 47" to the left and run a distance of 338.73 feet; thence turn right and run parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 19.97 feet; thence turn left and run North parallel with the West line of the S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 89.77 feet; thence turn right and run East parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 274.66 feet; thence turn right and run South parallel with the West line of the S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 428.50 feet, more or less, to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 294.63 feet, more or less, to the point of beginning. LESS AND EXCEPT that portion of the above-described property previously conveyed to GRANTEES as described in deed recorded in Real Book 152, Page 838, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

Grantor Dorothy M. Cohill is the surviving grantee named in the deed recorded as Instrument # 20120706000238590 in the Probate Office of Shelby County, Alabama, the other grantee, William T. Cohill, having died on January 11, 2021, while married to GRANTOR.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of July, 2021.

Dorothy M. Cohill
Dorothy M. Cohill

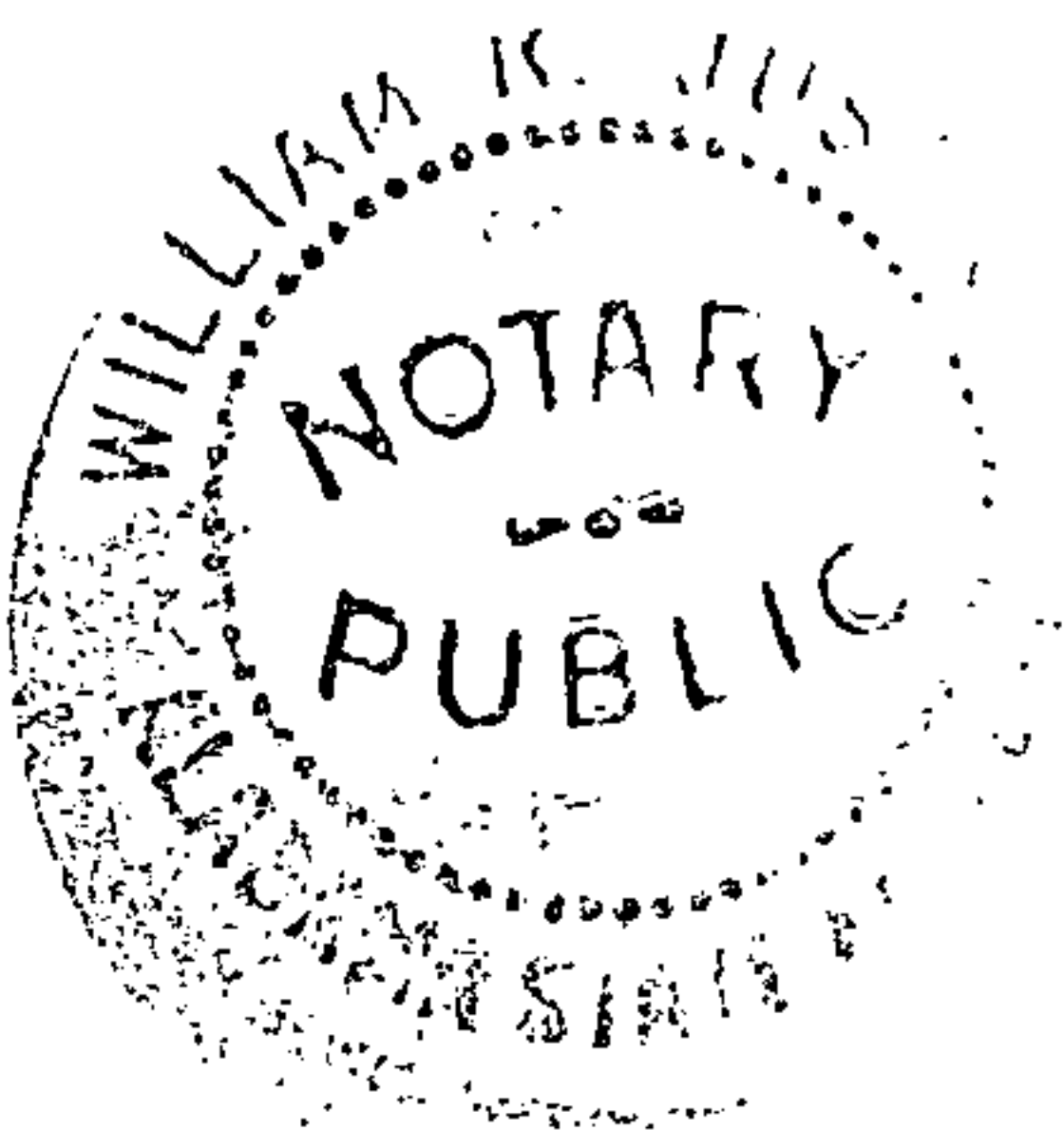
STATE OF ALABAMA
COUNTY OF SHELBY


20210702000322830 2/3 \$67.00
Shelby Cnty Judge of Probate, AL
07/02/2021 12:21:13 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy M. Cohill, 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 2nd day of July, 2021

William R. Jantner
Notary Public
My commission expires: 9/12/23



Real Estate Sales Validation Form

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

Grantor's Name Dorothy M. Cohill
Mailing Address PO Box 1
Wilsonville, AL 35186

Grantee's Name Dorothy M. Cohill & Timothy Djuan
Mailing Address Cohill
PO Box 1
Wilsonville, AL 35186

Property Address _____

Date of Sale 7/2/21
Total Purchase Price \$ _____
or
Actual Value \$ 38,555
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 1/2 assessor's current market value
☐ 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 7/2/21

Print Dorothy M. Cohill

☐ Unattested

Sign Dorothy M. Cohill
(Grantor/Grantee/Owner/Agent) circle one



20210702000322830 3/3 \$67.00
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Form RT-1