

20211201000572100
12/01/2021 09:05:01 AM
DEEDS 1/2

Warranty Deed
Jointly for Life with Remainder to Survivor

Know All Men By These Presents:

That in consideration of **Seventy-Seven Thousand Eight Hundred and No/100 Dollars (\$77,800.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged **Donald Cochran, a married man, whose address is 364 Carlton Pass, Brierfield, AL 35035**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Mary Wairimu Mwangi and Patrick Waruingi Mwangi, whose address is 109 Cambridge Lane, Alabaster, AL 35007** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit: Beginning at the Northeast corner of the “Bice Lot” on the Northwest Right of Way line of Alabama Highway Number 25 in the Southwest Quarter of the Northwest Quarter of Section 9, Township 24 North, Range 12 East, Town of Wilton, County of Shelby, State of Alabama and run North 42 degrees 20 minutes 52 seconds West a distance of 125.54 feet to a corner; thence run North 42 degrees 05 minutes 36 seconds East a distance of 77.11 feet to a corner; thence run South 42 degrees 33 minutes 47 seconds East a distance of 130.62 feet to a corner of the Northerly margin of said Highway a distance of 77.28 feet to the Point of Beginning. According to the Survey of Joseph Conn, APLS #9049, Dated June 19, 2006.

SOURCE OF TITLE: Instrument #20180709000242020

The Property conveyed is NOT the homestead of the Grantor or his spouse.

PROPERTY ADDRESS:
2805 Hwy 25
Montevallo, AL 35115

\$67,800.00 OF THE PURCHASE PRICE IS BEING PAID BY A REAL ESTATE PURCHASE MONEY MORTGAGE WHICH IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Chilton County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents,

issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantee, as joint tenants, with right of survivorship, their heirs, successors, 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 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of November, 2021.

 (Seal)
DONALD COCHRAN

STATE OF ALABAMA

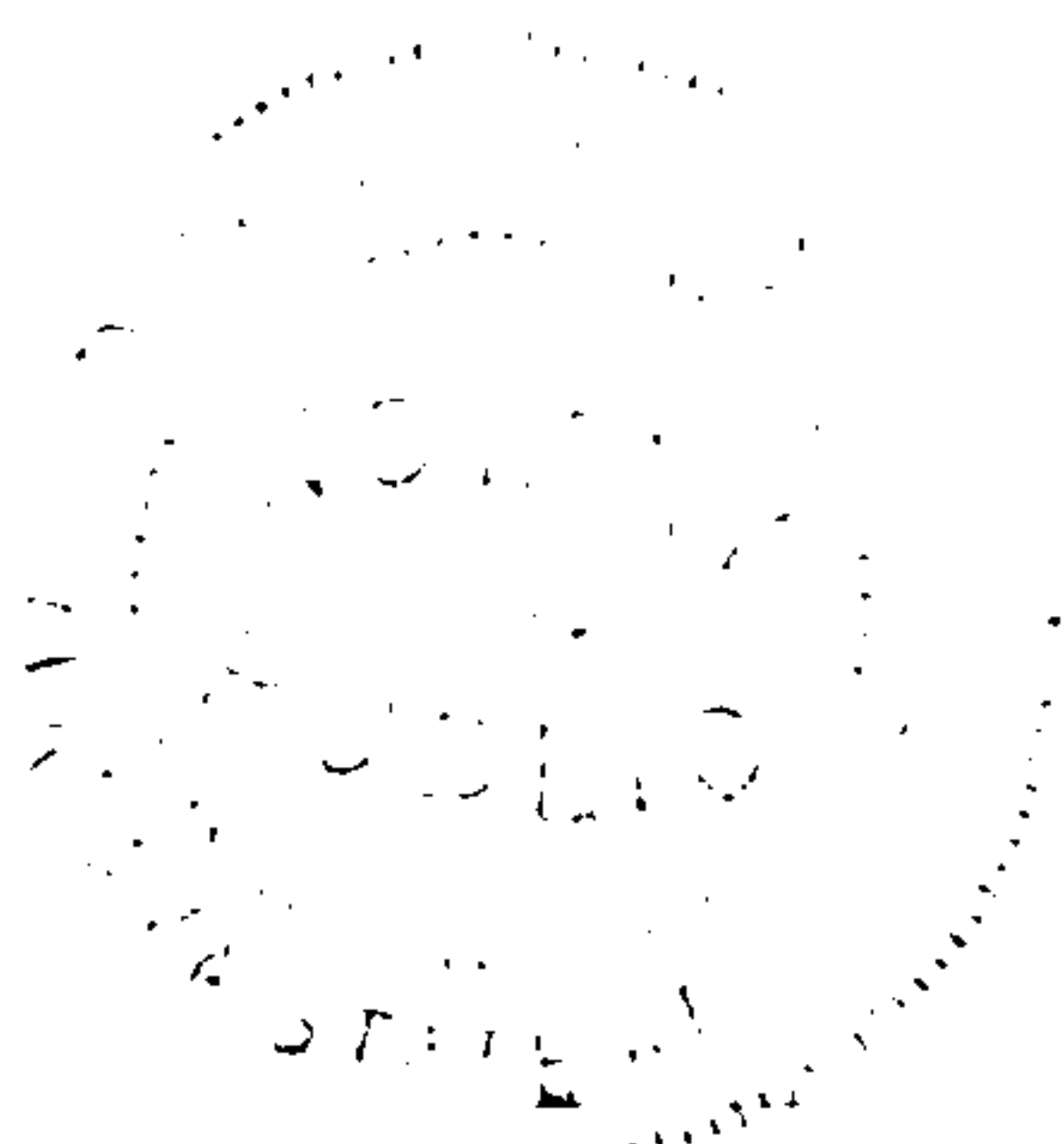
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GENERAL ACKNOWLEDGMENT

BIBB COUNTY

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Cochran, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily as his own act on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 2021.




Notary Public
My Commission Expires: 1/19/2023

