

20220118000019980
01/18/2022 09:26:40 AM
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2009021

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14 9 31 0 000 001.037

GENERAL WARRANTY DEED

Jamie B. Cocke NKA Jamie B. Watson, married, hereinafter grantor, whose tax-mailing address is **134 Windsor Lane, Pelham, AL 35124**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Jamie B. Watson and David Watson**, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **134 Windsor Lane, Pelham, AL 35124**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20110824000249760** recorded on **08/24/2011**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12/21, 2021 :

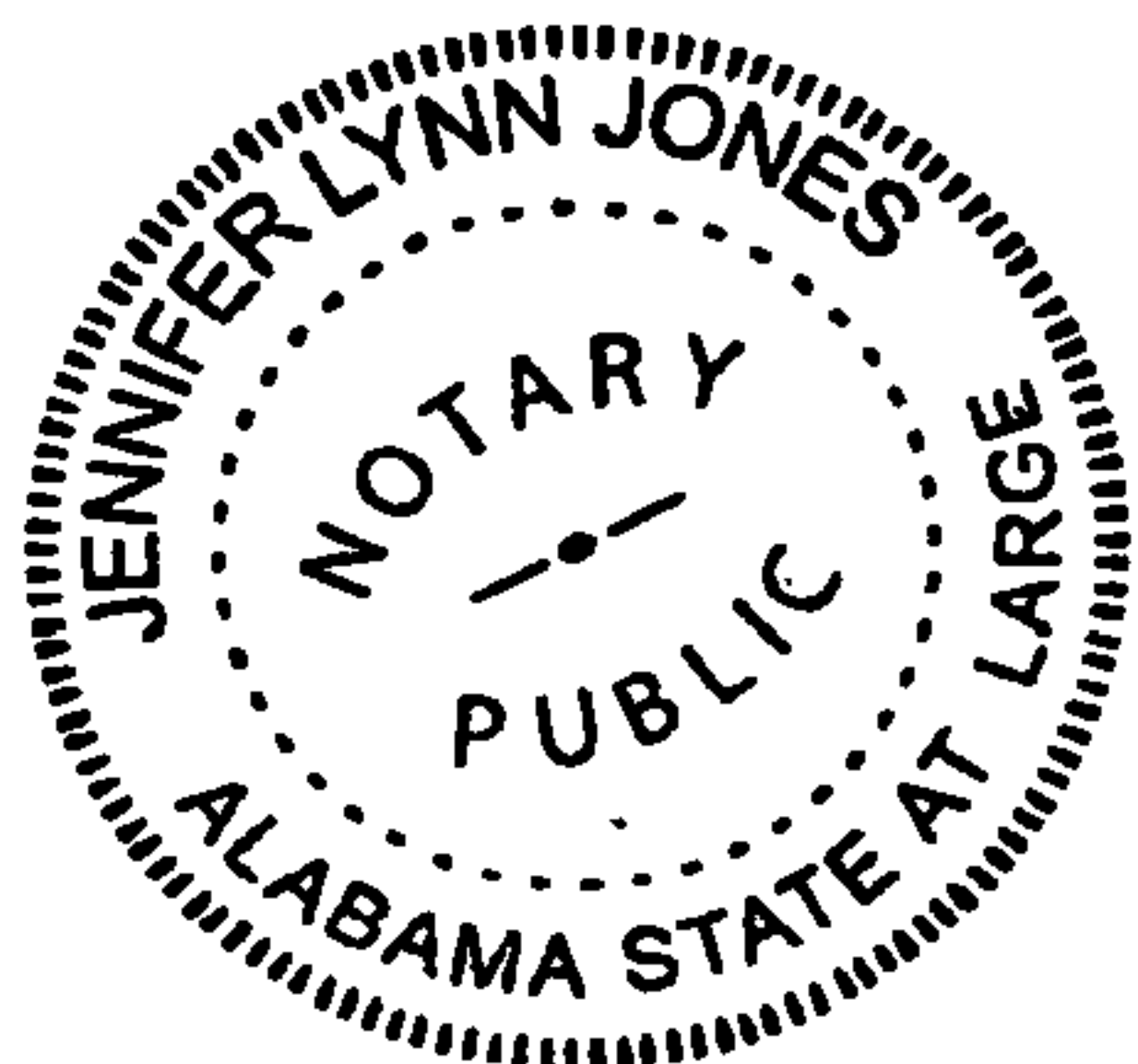
Jamie B. Cocke NKA Jamie B. Watson
Jamie B. Cocke NKA Jamie B. Watson

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jamie B. Cocke NKA Jamie B. Watson** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 21st day of Dec., 2021

Jennifer Lynn Jones
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows: Lot 1302-B, according to the Amended Map of Weatherly, Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23 A and B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; being situated in Shelby County, Alabama.

PROPERTY ADDRESS 134 Windsor Lane, Pelham, AL 35124

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Jamie B. Cocke	Grantee's Name	Jamie B. Watson and David Watson
Mailing Address	_____	Mailing Address	_____
	_____		_____
	_____		_____
Property Address	134 Windsor Lane, Pelham, AL 35124	Date of Sale	12/21/2021
	_____	Total Purchase Price	_____
	_____	or	
	_____	Actual Value	\$ _____
	_____	or	
		Assessor's Market Value	\$ 278,200.00
			1/2 value 139,100.00

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 12-21-2021

Print Jamie B. Cocke

Unattested

Sign Jamie B. Cocke

(verified by)

(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
 01/18/2022 09:26:40 AM
 \$170.50 CHERRY
 20220118000019980

Allen S. Byrd