

SEND TAX NOTICE TO:
Jacob E. Murchison and Amanda S. Murchison
2264 Black Creek Crossing
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James C. Cochran and Stephanie B. Cochran, a married couple**, whose address is 5848 Heather Way, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Jacob E. Murchison and Amanda S. Murchison**, whose address is 2264 Black Creek Crossing, Hoover, AL 35244, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jacob E. Murchison and Amanda S. Murchison, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2264 Black Creek Xing, Hoover, AL 35244 to-wit:**


Lot 48A, according to the Survey of Lake Wilborn Phase 1A Resurvey No. 1, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$265,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of October, 2022.

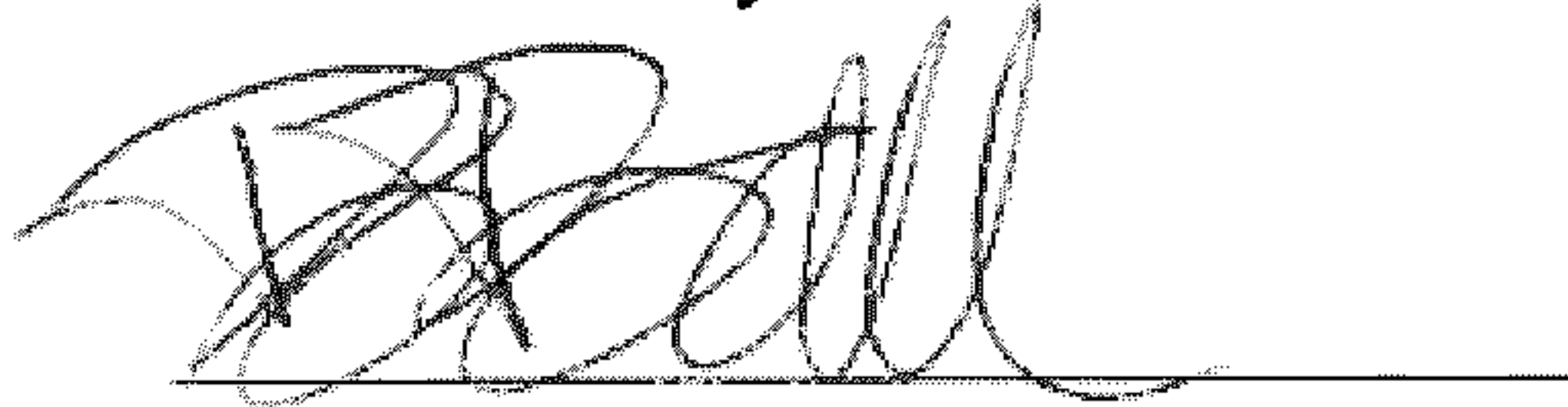

James C. Cochran


Stephanie B. Cochran

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James C. Cochran and Stephanie B. Cochran, a married couple, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

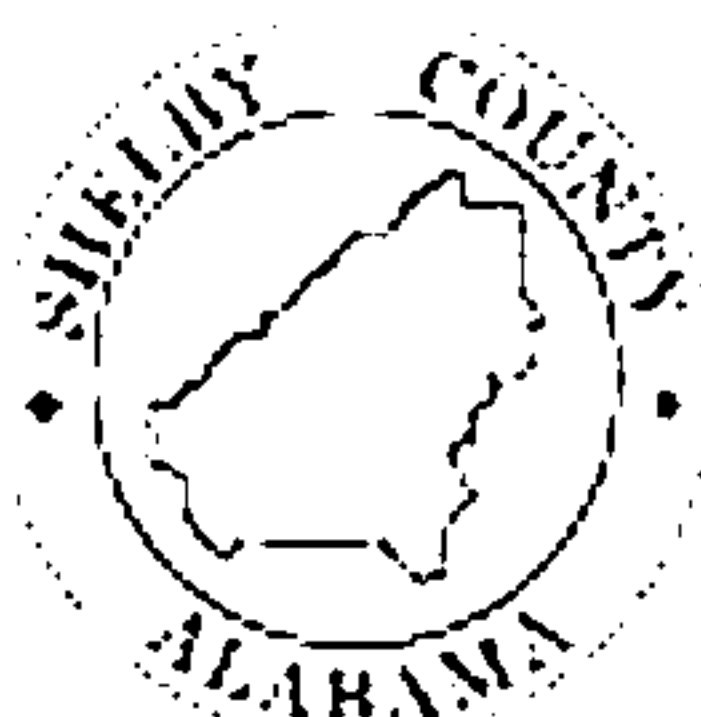
Given under my hand and official seal this 10th day of October, 2022.



Notary Public

My Commission Expires:

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2022 11:18:16 AM
\$210.00 JOANN
20221011000385560

