

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3600

SEND TAX NOTICE TO:
George Grey Hare, Jr.
2486 Hwy 25
Montevallo, AL 35115

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we Martha Claire Larkin and Donald Charles Tinsley as Co-Personal Representatives of the Estate of James Marshall Cochran, deceased, Probate Case No. PR-2022-000098 in the Probate Court of Shelby County by Order dated April 3, 2023, Alabama whose mailing address is:

405 Carnoustie N., Snail Creek, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto George Grey Hare, Jr. whose mailing address 2486 Hwy 25, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, having a property address of 2486 Hwy 25, Montevallo, AL 35115

One lot in the town of Wilton formerly Birmingham Junction said lot being in the SE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 24, Range 12 East, described as following: Commencing at a corner 300 feet from the original right of way of the Southern Railroad and said point being the SW corner of lot formerly belonging to G. A. Moore and said point being 208.8 feet from the R. O. Camp house lot; thence running southwesterly and parallel with said railroad right of way 104.4 feet; thence in a southeasterly direction 300 feet to a street unnamed; thence northerly 104.4 feet along said street to the G. A. Moore lot; thence Northwesterly along the line of said G. A. Moore lot 300 feet to starting point; said lot being a part of Lot No. 8 in Block 2 as shown in the map made by J. E. Bozeman and of record in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

James Marshall Cochran was the surviving grantee of that Deed recorded in Deed Book 247, Page 640 A, the other grantee Mary Charles Cochran having died on March 5, 2011.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of April, 2023.

Martha Claire Larkin
Martha Claire Larkin, Personal Representative

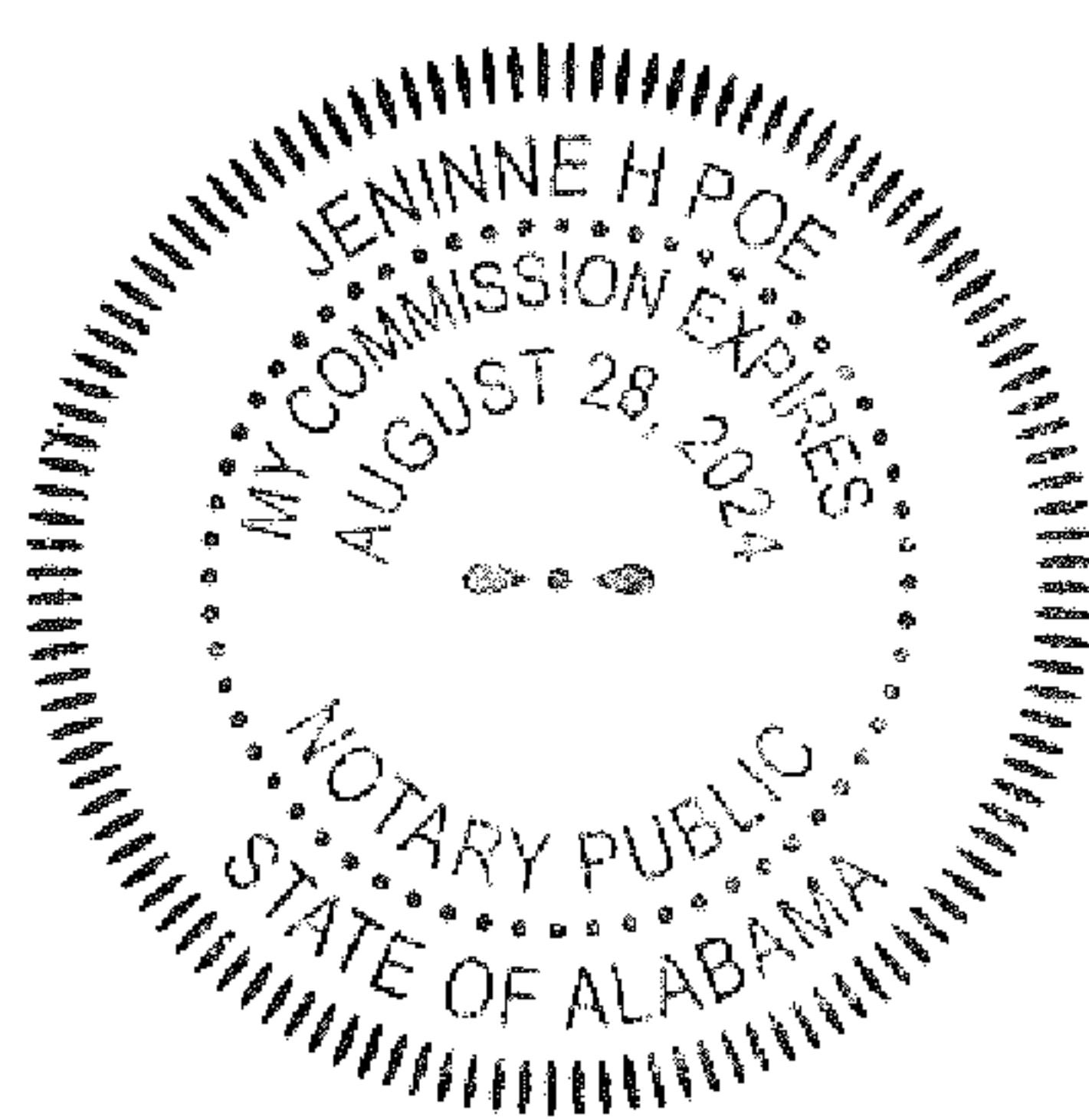
Donald Charles Tinsley
Donald Charles Tinsley, Personal Representative

STATE OF Alabama

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Martha Claire Larkin and Donald Charles Tinsley as Co-Personal Representatives of the Estate of James Marshall Cochran, deceased, Probate Case No. PR-2022-000098 in the Probate Court of Shelby County** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they as Personal Representatives executed the same voluntarily with full authority.

April WITNESS my hand and official seal in the county and state aforesaid this the 11th day of April, 2023

My Commission Expires: 8-28-24
Jeninne H Poe
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2023 09:32:38 AM
\$136.00 JOANN
20230412000102450



Allen S. Boyd