

20240426000121920  
04/26/2024 10:40:15 AM

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

DEEDS 1/6  
Send Tax Notice to:  
Doris Mae Bowron Cocke  
1329 West Navajo Drive  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Doris Mae Bowron Cocke, an unmarried woman, also known of record as Doris B. Cocke** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself during the full term of his/her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **James C. Cocke, Jr., Bradford Cocke and John Cocke** (hereinafter referred to as GRANTEE whether one or more) together as joint tenants with rights of survivorship, the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

Lot 7, Block 7, according to the Survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Doris B. Cocke is one and the same person as Doris Mae Bowron Cocke.

Please see attached Exhibit A for Power of Attorney.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

26 day of April, 2024.

*Doris Mae Bowron Cocke by James C. Cocke, Jr. her Attorney-in-Fact*  
**Doris Mae Bowron Cocke by James C. Cocke, Jr., her Attorney-in-Fact**

STATE OF Alabama  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Doris Mae Bowron Cocke by James C. Cocke, Jr., her Attorney-in-Fact**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
 Notary Public, Alabama State At Large  
 My Commission Expires Jan. 6, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Doris Mae Bowron CockeMailing Address: 1329 West Navajo Drive  
Alabaster, AL 35007Property Address: 1329 West Navajo Drive  
Alabaster, AL 35007Grantee's Name: James C. Cocke, Jr., Bradford Cocke  
John CockeMailing Address: 3595 Lakefront Tr 1  
Helen, AL 35022Date of Sale: 4/26, 2024

Total Purchase Price: \$ \_\_\_\_\_

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$208,800.00

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: ½ Tax Assessor's Value - Life Estate Deed - \$104,400.00

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: 4/26/24

☐ Unattested  
(verified by) \_\_\_\_\_

Print: James C. Cocke, Jr.

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



## EXHIBIT A

### DESIGNATION OF AGENT AS POWER OF ATTORNEY IN FACT

(Name of Principal): DORIS B. COCKE  
1329 WEST NAVAJO DRIVE  
ALABASTER, AL 35007

I name the following person as my agent:

Name of Agent: JAMES C. COCKE, JR

Agent's Address: 105 CARNOUSTIE DR, PELHAM, AL 35124

Agent's Telephone Number: 205-240-4621

### DESIGNATION OF SUCCESSOR AGENT

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent:

BRADFORD S. COCKE

Successor Agent's Address:

6120 ROSEMONT CT, BIRMINGHAM, AL 35242

Successor Agent's Telephone Number:

205-980-4884

### GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Alabama Uniform Power of Attorney Act, Chapter IA, Title 26, Code of Alabama 1975:

If you wish to grant general authority over all of the subjects enumerated in this section you may

SIGN here: Doris B. Cocke  
(Signature of Principal) OR

If you wish to grant specific authority in addition to the general authority above you must INITIAL by each subject you want to include in the agent's authority:

DBC Real Property as defined in Section 26-1A-204

DBC Tangible Personal Property as defined in Section 26-1A-205

DBC Stocks and Bonds as defined in Section 26-1A-206

DBC Commodities and Options as defined in Section 26-1A-207

DBC Banks and Other Financial Institutions as defined in Section 26-1A-208

DBC Operation of Entity or Business as defined in Section 26-1A-209

DBC Insurance and Annuities as defined in Section 26-1A-210

DBC Estates, Trusts, and Other Beneficial Interests as defined in Section 26-1A-211

DBC Claims and Litigation as defined in Section 26-1A-212

DBC Personal and Family Maintenance as defined in Section 26-1A-213

DBC Benefits from Governmental Programs or Civil or Military Service as defined in Section 26-1A-214

DBC Retirement Plans as defined in Section 26-1A-215  
DBC Taxes as defined in Section 26-1A-216  
DBC Gifts as defined in Section 26-1 A-217  
DBC Make loans and borrow monies

### GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

**(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL the specific authority you WANT to give your agent.)**

\_\_\_\_\_ Create, amend, revoke, or terminate an inter vivos trust, by trust or applicable law

\_\_\_\_\_ Make a gift to which exceeds the monetary limitations of Section 26-1A-217 of the Alabama Uniform Power of Attorney Act, but subject to any special instructions in this power of attorney

\_\_\_\_\_ Create or change rights of survivorship

\_\_\_\_\_ Create or change a beneficiary designation

\_\_\_\_\_ Authorize another person to exercise the authority granted under this power of attorney

\_\_\_\_\_ Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan

\_\_\_\_\_ Exercise fiduciary powers that the principal has authority to delegate

### LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant **MAY NOT** use my property to *benefit* the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

Any power or authority granted to my Agent herein shall be limited so as to prevent this

Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. § 2041 and 26 U.S.C. § 2514 of the Internal Revenue Code of 1986, as amended.  
My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

### SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines. For your protection, if there are no special instructions write NONE in this section.

none PBC

EFFECTIVE DATE: 2-12-2019

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

### RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

### SIGNATURE AND ACKNOWLEDGMENT (Signature of Principal):

Your Signature Doris B. Cocke Date: 2/12/2019

Your Name Printed: DORIS B. COCKE

Your Address: 1329 WEST NAVAJO DRIVE, ALABASTER, AL 35007

Your Telephone Number: 205-663-7227

State of Alabama)  
County of Shelby)

I, the undersigned a Notary Public, in and for the County in this State, hereby certify that DORIS B. COCKE, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of February 2019

Signature of Notary [Signature]

My commission expires: 11-19-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/26/2024 10:40:15 AM  
\$143.50 BRITTANI  
20240426000121920

Allen S. Bayl