



20240618000182850 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
06/18/2024 11:24:07 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Darrell L. Cartwright, Esq.
Cartwright Law Center, LLC
P.O. Box 383204
Birmingham, AL 35238-3204

Send Tax Notice to:
John E. Cocoris
5457 Sunrise Drive
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**NO TITLE EXAMINATION
QUITCLAIM DEED**

THIS INDENTURE made and entered into on this the 6th day of June, 2024, by and between Cassie Gower, residing at 216 Waterview Drive, Columbiana, Alabama 35051, John E. Cocoris and Deborah Cocoris, residing at 5457 Sunrise Drive, Birmingham, Alabama, 35242, as Grantor, and John E. Cocoris and Deborah Cocoris, as Grantees, TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion, as Grantees.

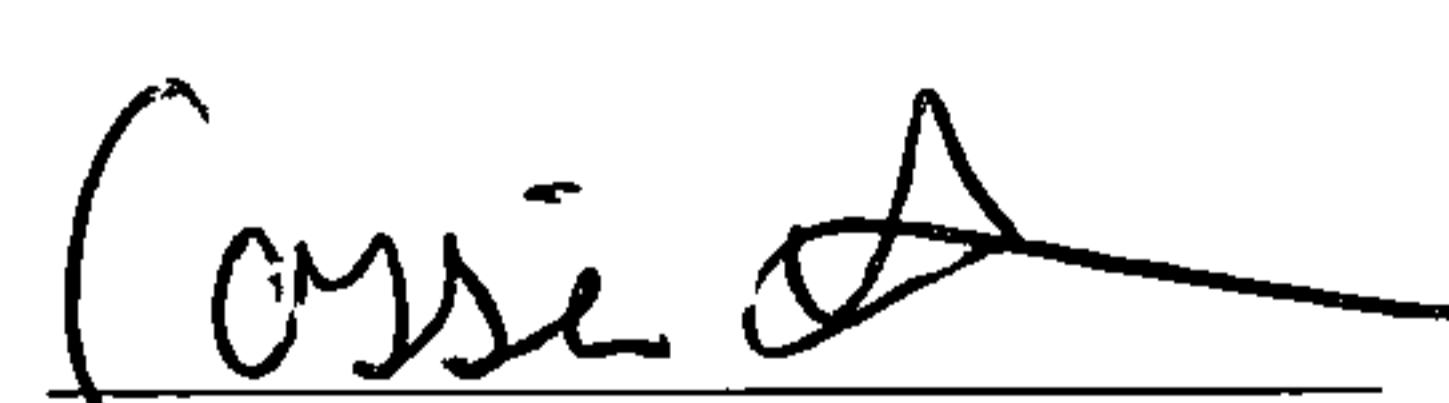
WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto the said Grantees, all his/her right, title, interest and claim in or to the following described real estate, lying and being situated in the County of Shelby, State of Alabama, to-wit:

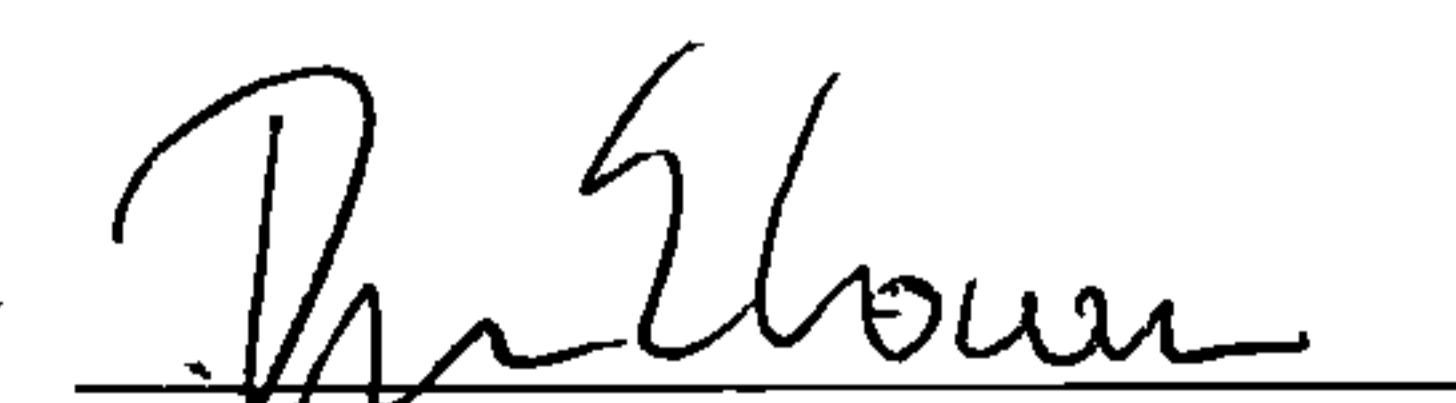
Lot 1B, according to the Resurvey of Lot 1 of Horton Family Subdivision, as recorded in Map Book 44, Page 96, in the Probate Office of Shelby County, Alabama.

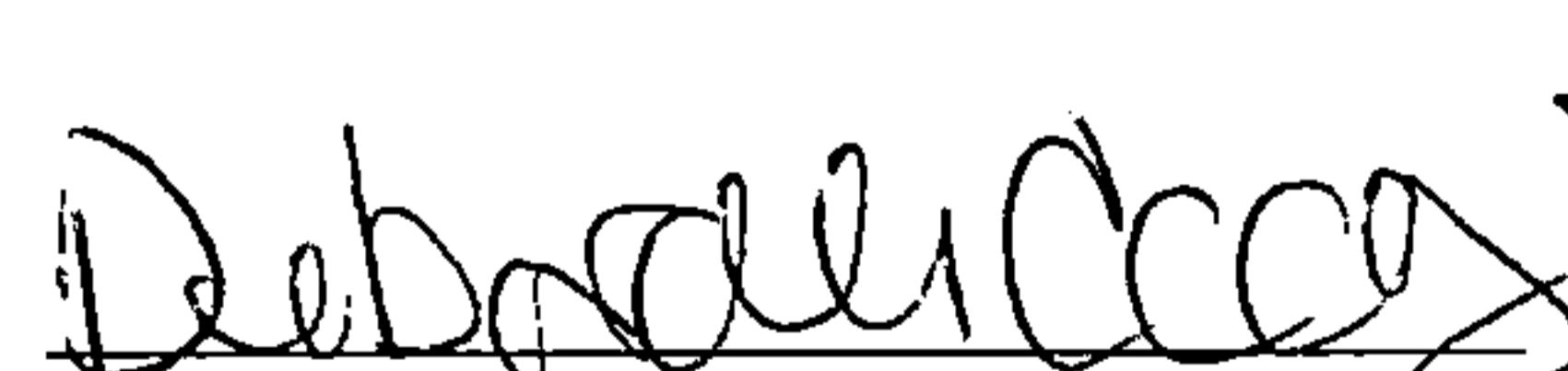
NO SURVEY REQUESTED OR DONE; NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, **IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.**

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal on the day and year first above written.


Cassie Gower
216 Waterview Drive
Columbiana, AL 35051


John E. Cocoris
5457 Sunrise Drive
Birmingham, AL 35242


Deborah Cocoris
5457 Sunrise Drive
Birmingham, AL 35242



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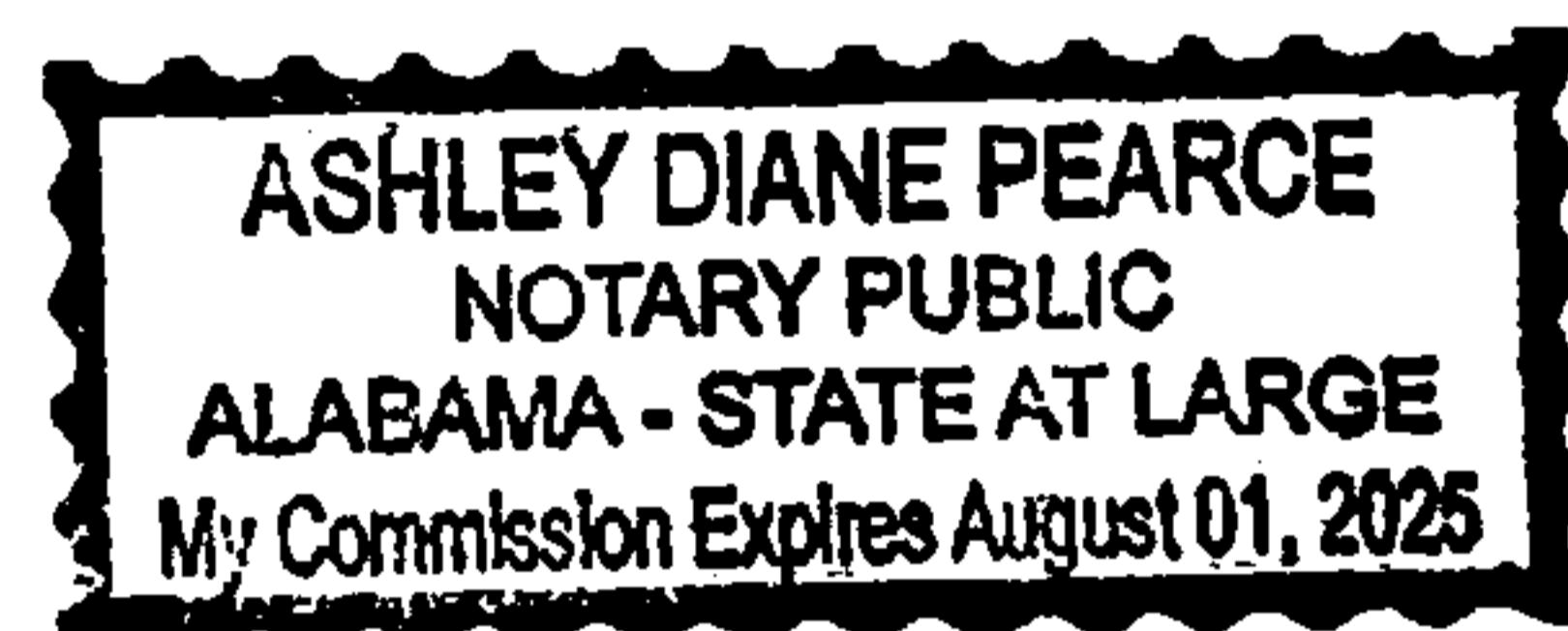
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State hereby certify that Cassie Gower, John E. Cocoris and Deborah Cocoris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 6th day of June, 2024.

Ashley Diane Pearce
Notary Public
Commission expires: 8/1/2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cassie Gower
Mailing Address 216 Waterview Drive
Columbiana, AL 35051

Grantee's Name John Cocolis
Mailing Address 5457 Sunrise Drive
Birmingham, AL 35242

Property Address 216 Waterview Drive
Columbiana, AL 35051



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Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 37,600

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 Tax Assessor

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 6-6-24

Print Cassie Gower

Unattested

Sign Cassie

(verified by)

(Grantor/Grantee/Owner/Agent) circle one