

point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet, more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

SOURCE OF TITLE: Instrument #20220921000364880

Grantor hereby certifies that the property herein being conveyed is his, and his spouse's homestead.

ADDRESS OF PROPERTY:

4117 Highway 22
Montevallo, AL 35115

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantee, as joint tenants, with right of survivorship, their heirs, successors, and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this th10 day of FEBRUARY, 2025.

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Marcus Cockrell (SEAL)
MARCUS COCKRELL

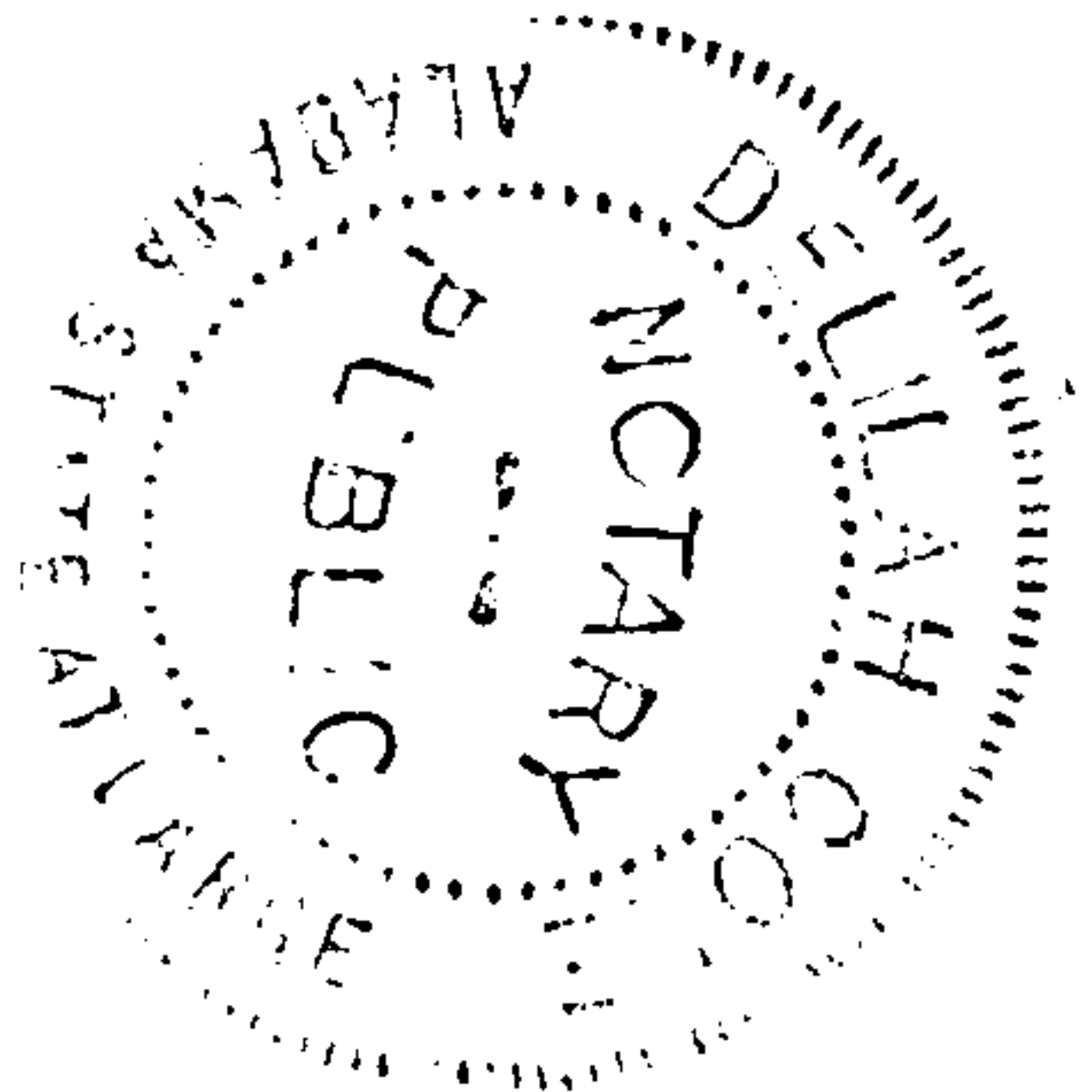
STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

COUNTY OF BIBB)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcus Cockrell**, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as his own act, on the day the same bears date.

Given under my hand and official seal this 10th day of FEBRUARY, 2025.



Deilah Cole
Notary Public
My Commission Expires: 1/19/2027

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

Grantor's Name Marcus Cockrell
 Mailing Address 4117 Highway 22
Montevallo, AL 35115

Grantee's Name Marcus Cockrell and Porsha Cockrell
 Mailing Address 4117 Highway 22
Montevallo, AL 35115

Property Address 4117 Highway 22
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$460,030.00 divided by 2 =\$230,015.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/10/2025 01:11:29 PM
 \$261.50 BRITTANI
 20250210000039920

Brittani

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 _____

Print Deborah Cole

☐ Unattested

Sign Deborah Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1