

**THIS INSTRUMENT WAS PREPARED WITHOUT  
BENEFIT OF A TITLE SEARCH BY:**

Thomas G. Owings  
Owings Law Firm, LLC  
1186 University Way, Suite D  
Brent, AL 35034  
(205)926-7790

**SEND TAX NOTICE TO:**

Marcus Cockrell and  
Porsha Cockrell  
4117 Highway 22  
Montevallo, AL 35115

***State of Alabama     §  
                                 §  
Shelby County       §***

***Warranty Deed  
Jointly for Life with Right of Survivorship***

***Know All Men By These Presents:***

That in consideration of the mutual exchange of property of equal value and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein. the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Dogwood Community Center Inc.,** whose address is **4175 Highway 22, Montevallo, AL 35115,** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Marcus Cockrell and Porsha Cockrell, husband and wife,** whose address is **4117 Highway 22, Montevallo, AL 35115** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama,** to-wit:

**PARCEL 2   -   SURFACE RIGHTS ONLY**

**COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA; THENCE RUN S 03°50'08" E, ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 2638.52' TO IT'S INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 22; THENCE RUN N 85°22'20" W, ALONG SAID RIGHT OF WAY LINE FOR 35.34'; THENCE RUN N 03°50'08" W FOR 202.55'; TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE CONTINUE N 03°50'08" W FOR 420.19'; THENCE RUN N 88°19'42" W FOR 70.33'; THENCE RUN S 03°50'08" E FOR 420.19'; THENCE RUN S 88°22'07" E FOR 70.32' TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES.**

**THIS BEING THE SURVEYED LEGAL DESCRIPTION IN ACCORDANCE WITH THE SURVEY DATED 07/29/2024 PREPARED BY S.M. Allen, PROFESSIONAL LAND SURVEYOR, REG NO. 12944    (Identified on Survey Plat attached hereto as EXHIBIT"A".)**

**SOURCE OF TITLE: Deed Book 256 Page 859**

**The Grantor hereby certifies that the property herein being conveyed does not constitute homestead property.**

**PROPERTY ADDRESS:**

**0.68 Acres +/- Vacant Rural  
Shelby County, Alabama**

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 our 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 our hands and seals, this 10<sup>th</sup> day of FEBRUARY, 2025.

Dogwood Community Center, Inc.

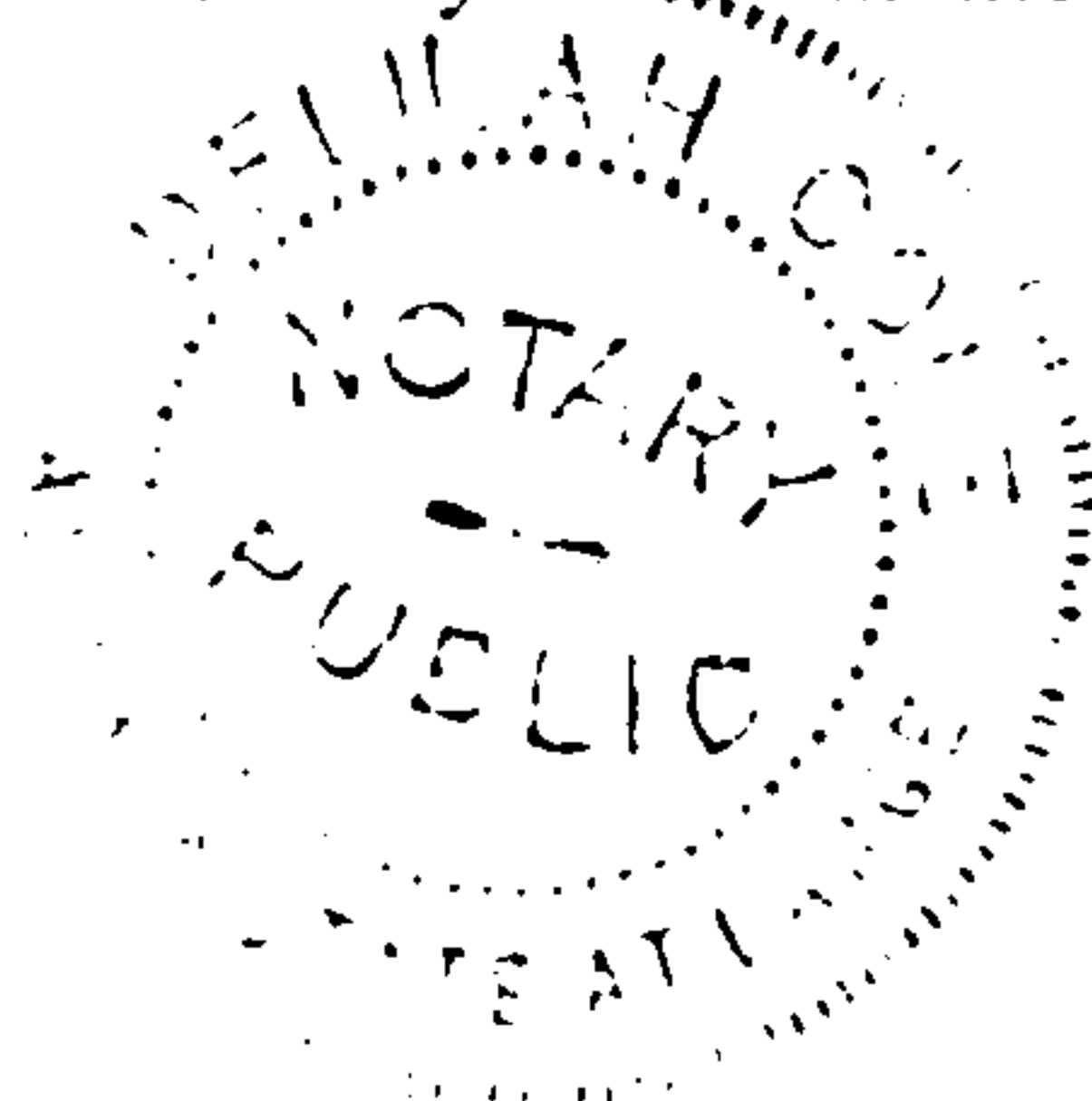
BY: Cary White (Seal)  
CARY WHITE, Member

STATE OF ALABAMA     )  
  )  
COUNTY OF BIBB     )

**GENERAL ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cary White, Member of Dogwood Community Center, Inc., whose name is 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, he, executed with full authority as Member of Dogwood Community Center, Inc. and same voluntarily on the day same bears date.

Given under my hand this the 10<sup>th</sup> day of FEBRUARY 2025.



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

STATE OF ALABAMA  
SHELBY COUNTY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING  
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS  
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA  
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

S. M. ALLEN PLS NO 12944

DATED

EXHIBIT

"A"

tabbles

CL 20' EASEMENT FOR  
INGRESS & EGRESS

NW CORNER  
NE-NE  
5-22-3 WEST  
SHELBY COUNTY AL.

- ⊕ = FOUND CRIMP PIPE  
⊗ = FOUND 1/2" REB  
⊙ = FOUND CAP REBAR  
⋈ = FOUND OPEN PIPE  
○ = SET CAP REBAR

PARCEL 2  
0.68 Acres

PARCEL 3  
3.23 Acres

PARCEL 1  
0.66 Acres

SHELBY COUNTY HWY 22

STATE OF ALABAMA  
SHELBY COUNTY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING  
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS  
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA,  
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

S. M. ALLEN PLS NO 12944

DATED



SHEET 1 OF 2

DRAWN BY:	SMA	REVISIONS	PROJECT	SPOT SURVEY	SM ALLEN PLS S.M. ALLEN, PLS 12944 9372 HIGHWAY 111 SUITE B ALABASTER, AL 35007 205 653-4251
DATE:	7-22-24		DATE OF FIELD SURVEY	7-22-24	
DWG. NO.:	17050		BEARINGS ASSUMED	NORTH	
APPROVED BY:	SMA		CLOSURE	1:20000	



## Real Estate Sales Validation Form

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

Grantor's Name Dogwood Community Ctr, Inc.  
 Mailing Address 4175 Highway 22  
Montevallo, AL 35115

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

Property Address Vacant 0.68 acres  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_

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

or

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

or

Assessor's Market Value \$ 1,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/11/2025 11:47:07 AM  
 \$32.00 BRITTANI  
 20250211000041730

*Delilah Cole*

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 Delilah Cole☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one