

**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:
Dogwood Community Center, Inc.
4175 Highway 22
Montevallo, AL 35115

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

Warranty Deed

Know All Men By These Presents:

That in consideration of the mutual exchange of property of equal value of the deed recorded in the office of the Judge of Probate of Shelby County, Alabama as **Instrument #20250211000041730** this same date to the undersigned Grantor, in hand paid by the Grantee herein. The receipt, adequacy and sufficiency whereof is hereby acknowledged, **Marcus Cockrell and Porsha Cockrell, husband and wife, whose address is 4117 Highway 22, Montevallo, AL 35115, (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto Dogwood Community Center, Inc., whose address is 4175 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 1 - 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, AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; 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'; THENCE RUN S 88°22'07" E FOR 139.56'; THENCE RUN S 03°52'54" E FOR 209.95' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY 22; THENCE RUN N 85°22'20" W FOR 105.29' TO THE POINT OF BEGINNING, CONTAINING 0.66 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: Instrument #20250210000039920

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

PROPERTY ADDRESS:
0.66 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, absolutely, in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, We have hereunto set our hands and seals, this 10th day of FEBRUARY, 2025.

Marcus Cockrell (Seal)
MARCUS COCKRELL

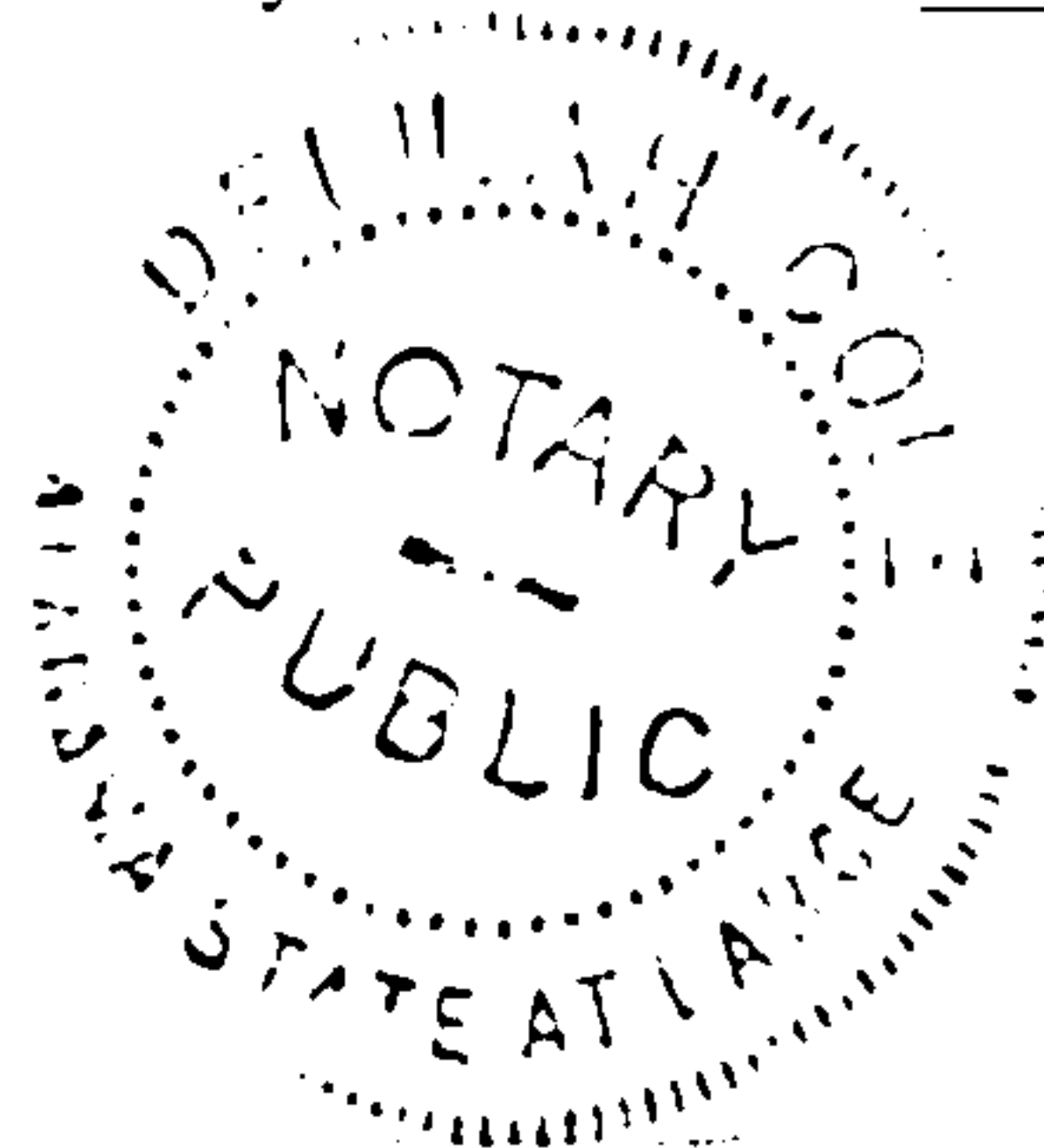
Porsha Cockrell (Seal)
PORSHA COCKRELL

STATE OF ALABAMA)
)
COUNTY OF BIBB)

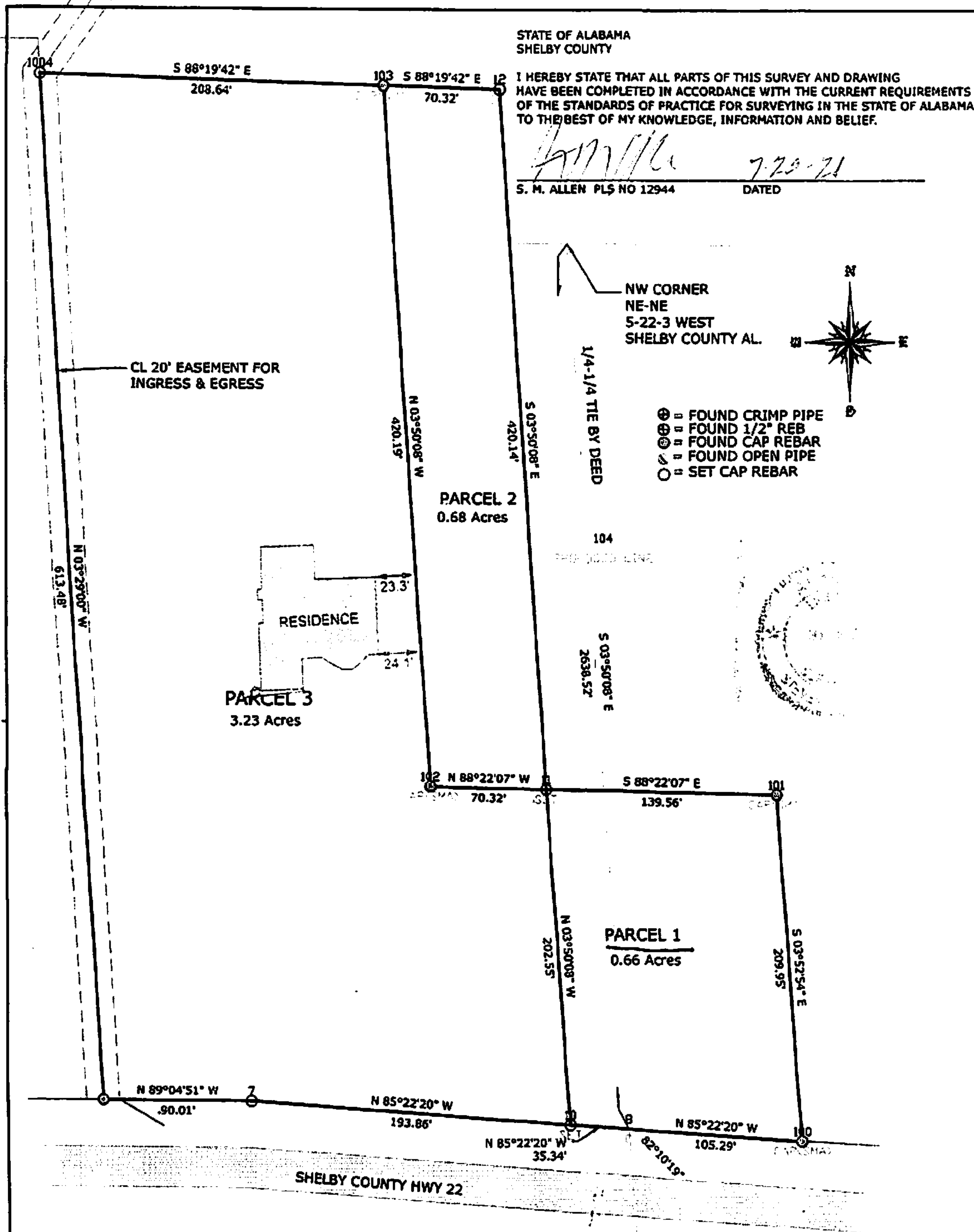
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marcus Cockrell and Porsha Cockrell, 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 same bears date.

Given under my hand this the 10th 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 7-22-24
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 9378 HIGHWAY 114 SUITE B ALABASTER, AL 35007 205 663-4251
DATE:	7-22-24		DATE OF FIELD SURVEY	7-22-24	
CWS 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 Marcus Cockrell
 Mailing Address 4117 Highway 22
Montevallo, AL 35115

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

Property Address Vacant 0.66 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 12:29:32 PM
 \$32.00 BRITTANI
 20250211000041780

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 Delilah Cole

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1