



20250409000104990 1/2 \$514.50  
Shelby Cnty Judge of Probate, AL  
04/09/2025 09:03:21 AM FILED/CERT

The following is in lieu of real estate sale validation form RT-1:

**GRANTORS:**

ALAN DANIEL COCHRAN  
2091 Baneberry Drive  
Hoover, AL 35244

KATHERINE ELIZABETH LATHAM COCHRAN  
2091 Baneberry Drive  
Hoover, AL 35244

**PROPERTY ADDRESS:**

2091 Baneberry Drive  
Hoover, AL 35244

**DATE OF SALE/TRANSFER:** April 7, 2025

**TOTAL ASSESSOR'S MARKET VALUE:** \$488,180.00

**GRANTEE:**

ALAN DANIEL COCHRAN and KATHERINE ELIZABETH LATHAM COCHRAN as Trustees of the ALAN DANIEL COCHRAN and KATHERINE ELIZABETH LATHAM COCHRAN Revocable Living Trust u/a/d April 7, 2025  
2091 Baneberry Drive  
Hoover, AL 35244

**This instrument prepared by:**

Jon J. Rutledge, LLC  
Attorney at Law  
Vestavia Parkway, Suite 2300  
Birmingham, Alabama 35216  
PH 205.795.2088

**SEND TAX NOTICE TO:**

ALAN DANIEL COCHRAN, Trustee  
KATHERINE ELIZABETH LATHAM COCHRAN, Trustee  
2091 Baneberry Drive  
Hoover, AL 35244

**(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA     )  
SHELBY COUNTY        )**

**: KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **ALAN DANIEL COCHRAN**, also sometimes known as "Alan D. Cochran", and **KATHERINE ELIZABETH LATHAM COCHRAN**, husband and wife (hereinafter collectively referred to as "Grantor"), in hand paid by **ALAN DANIEL COCHRAN and KATHERINE ELIZABETH LATHAM COCHRAN, AS TRUSTEES OF THE ALAN DANIEL COCHRAN and KATHERINE ELIZABETH LATHAM COCHRAN REVOCABLE LIVING TRUST** u/a/d April 7, 2025 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 3318, according to the Survey of Riverchase Country Club, 33<sup>rd</sup> Addition, as recorded in Map Book 16, Page 112, in the Probate Office of Shelby County, Alabama.**

This property is the homestead of the Grantor.

**Subject to:**

Shelby County, AL 04/09/2025  
State of Alabama  
Deed Tax: \$488.50



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1. General and special taxes and assessments for 2025 and subsequent years not yet due and payable; and
2. All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.

Source of Title: July 1, 2002 Warranty Deed from Thomas E. Rivers and wife, Charon J. Rivers, to Alan D. Cochran, as recorded on July 9, 2002 in Instrument Number 20020709000317570 in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

And said Grantor does for themselves and for their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 7<sup>th</sup> day of April, 2025.

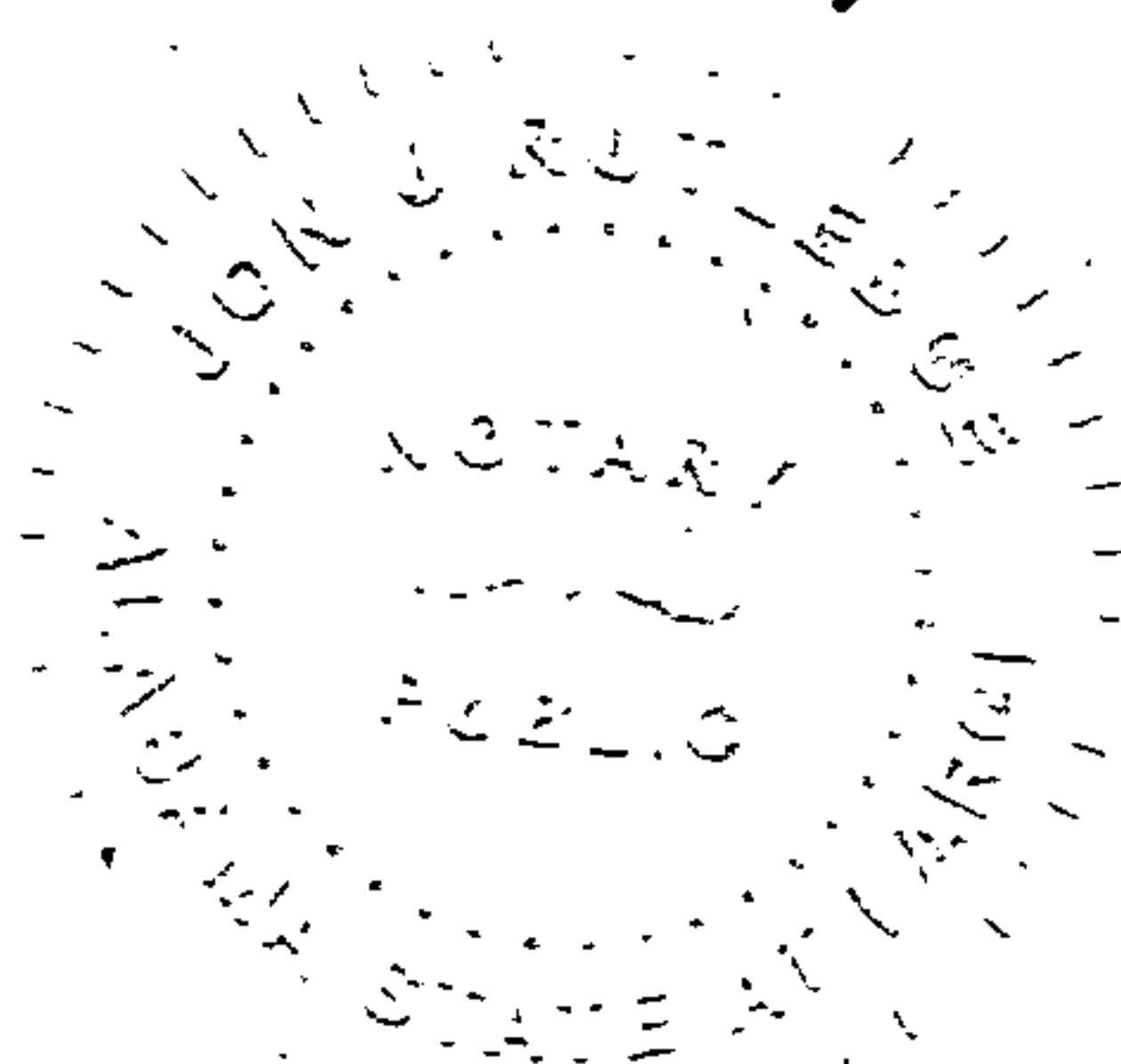
**ALAN D. COCHRAN, Grantor**

**KATHERINE ELIZABETH LATHAM COCHRAN, Grantor**

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **ALAN DANIEL COCHRAN and KATHERINE ELIZABETH LATHAM COCHRAN**, 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 seal of office this the 7<sup>th</sup> day of April, 2025.

  
Notary Public  
My Commission Expires: 7-17-2026