

Send tax notice to:  
Joshua B. Cothran  
4077 Somerset Ridge  
Birmingham, AL 35242

This Instrument Prepared By:  
Denise J. Pomeroy, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**QUIT-CLAIM DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY         )

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR 2024-900561.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Angela D. Cothran, (hereinafter referred to as "Grantor"), do grant, release, quit claim and convey unto Joshua B. Cothran, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1174, according to the Survey of Brook Highland, 11<sup>th</sup> Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, Page 36 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and Mining rights excepted.

SOURCE OF TITLE: Instrument No. 20150821000291780

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. [SEARCH PRIOR DEED FOR LISTED RESTRICTIONS OF RECORD]

4. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, their heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to fully transfer 100% of the interest in the property to the Grantee pursuant to the terms contained in the Final Judgment of Divorce.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on April 4, 2025.

Angela D. Cothran  
ANGELA D. COTHRAN, Grantor

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Angela D. Cothran; an unmarried person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand on April 4, 2025.

Denton R. Walthall  
Notary Public

Denton R. Walthall  
Printed Name

(NOTARY SEAL)

My Commission Expires: 5/8/2027

**Real Estate Sales Validation Form**

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

Grantor's Name ANGELA D. COTHRAN  
 Mailing Address 307 Amherst Drive  
Birmingham, AL 35242

Grantee's Name JOSHUA B. COTHRAN  
 Mailing Address 4077 Somerset Ridge  
Birmingham, AL 35242

Property Address 4077 Somerset Ridge  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 238,228.00\*

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  Tax Assessor's Value

\*Tax Assessor value less mortgage balance per Final Judgment of Divorce

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 April 10, 2025

Joshua B. Cothran, Grantor

Print \_\_\_\_\_

Unattested Joshua B. Cothran

Sign \_\_\_\_\_

Filed and Recorded  
 Official Public Records (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/01/2025 02:07:22 PM  
 \$266.50 JOANN  
 20250501000130290

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



*Alvin S. Bayl*