



20250529000163530 1/3 \$32.00
 Shelby Cnty Judge of Probate, AL
 05/29/2025 11:11:42 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: Ellie Woodham 45 W Highland Vincent, AL 35178
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STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Nineteen Thousand and No/100 Dollars, (\$219,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John Cocoris and wife, Deborah Cocoris** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ellie Woodham** (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Commence at the NE corner of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 52 minutes 06 seconds West along the North line of said Section a distance of 189.78 feet; thence South 0 degrees 07 minutes 54 seconds East a distance of 765.72 feet to the point of beginning; thence South 7 degrees 53 minutes 14 seconds East a distance of 99.14 feet; thence South 81 degrees 56 minutes 31 seconds East a distance of 66.04 feet; thence South 7 degrees 0 minutes 20 seconds East a distance of 118.14 feet to the Northeasterly right of way of Shelby County Highway 83; thence South 55 degrees 46 minutes 14 seconds East along said right of way a distance of 22.34 feet to the Westerly right of way of West Highland Street; thence North 39 degrees 19 minutes 32 seconds East along said West Highland Street right of way and leaving said Highway 83 right of way a distance of 59.80 feet to a point of curve to the left having a central angle of 37 degrees 40 minutes 40 seconds and a radius of 180.00 feet; thence along the arc of said curve and along said right of way a distance of 118.37 feet; thence North 1 degrees 38 minutes 52 seconds East along said right of way a distance of 84.64 feet; thence South 89 degrees 15 minutes 55 seconds West and leaving said right of way a distance of 192.90 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and


Shelby County, AL 05/29/2025
 State of Alabama
 Deed Tax: \$4.00



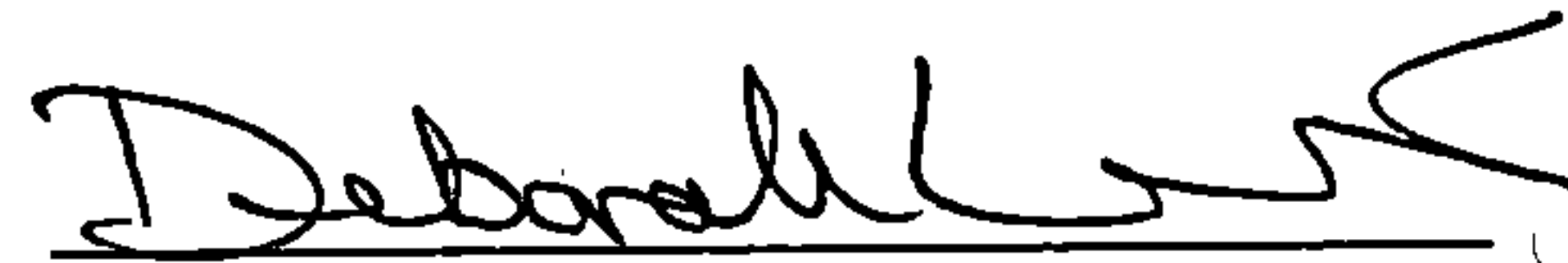
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administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 27th day of May, 2025.



John Cocoris

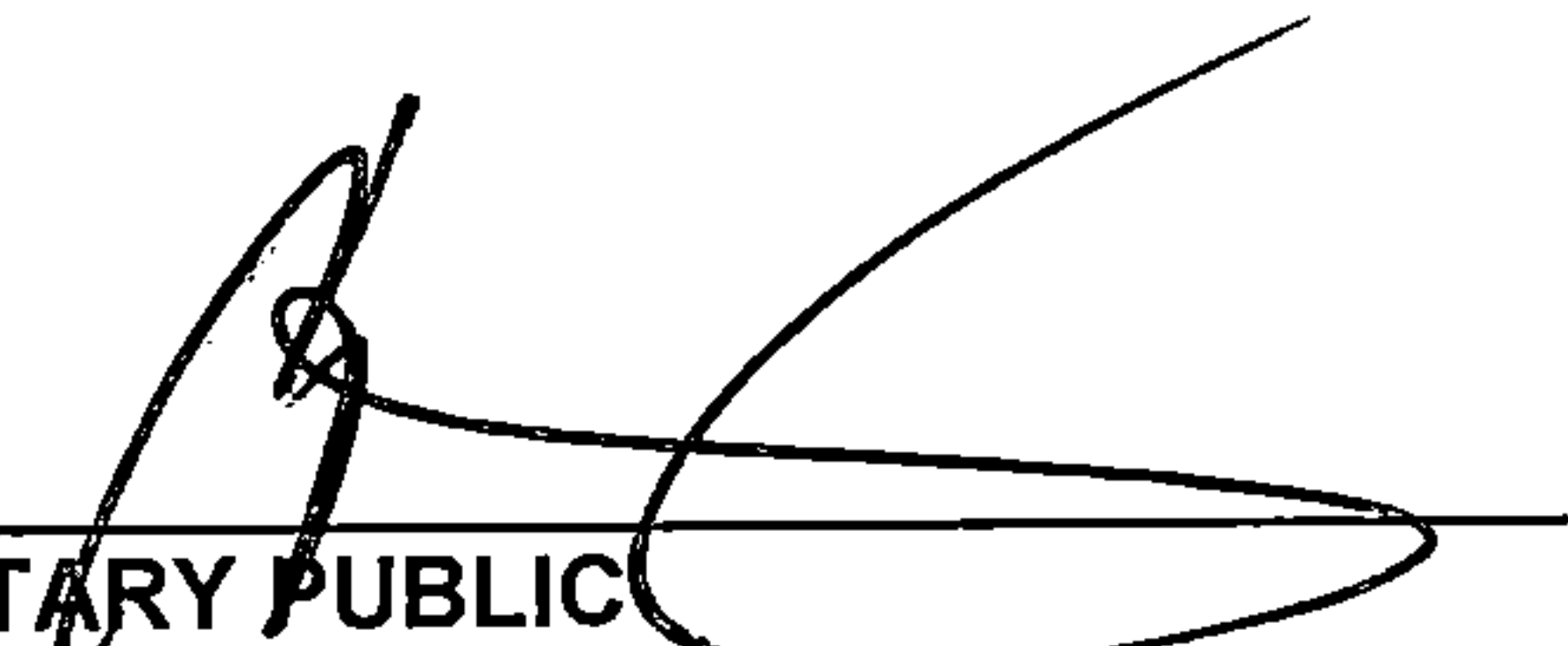


Deborah Cocoris

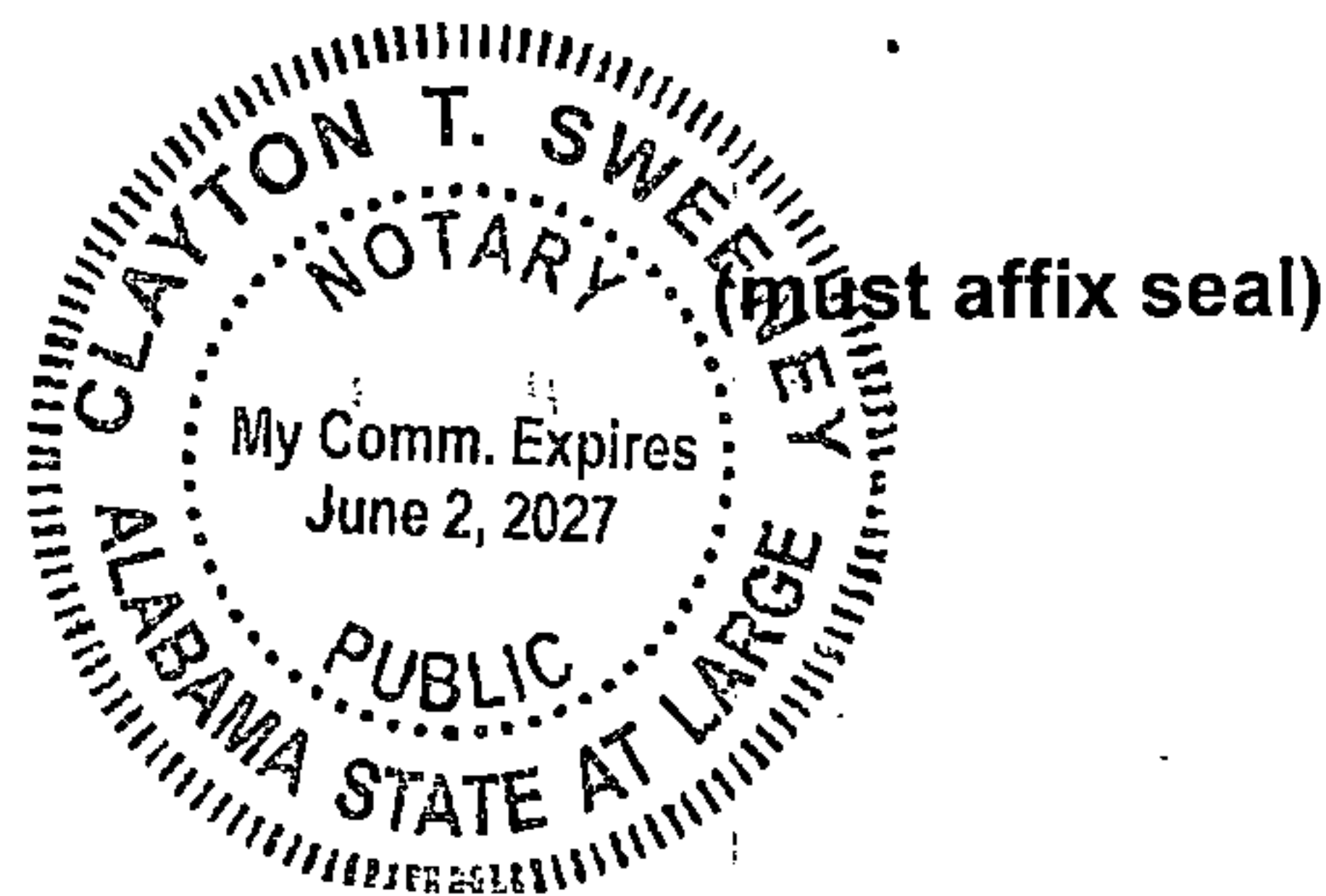
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Cocoris and wife, Deborah Cocoris, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2025.



NOTARY PUBLIC
My Commission Expires: 06-02-2027





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 SECTION 40-22-1

Real Estate Sales Validation Form

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

Grantor's Name	John Cocoris and Deborah Cocoris	Grantee's Name	Ellie Woodham
Mailing Address	5457 Sunrise Dr Birmingham, AL 35242	Mailing Address	45 W Highland Vincent, AL 35178
Property Address	45 W Highland Vincent, AL 35178	Date of Sale	May 27, 2025
		Total Purchase Price	\$ 219,000.00
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____

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/ Assessor's Appraised Value
- Other - property tax redemption

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 _____

Unattested

(verified by)

Print John Cocoris and Deborah Cocoris

Sign
(Grantor/Grantee/Owner/Agent) circle one