

GRANTEE'S ADDRESS:  
74 Southern Street  
Vincent, Alabama 35178

**WARRANTY DEED**

STATE OF ALABAMA,  
  
SHELBY COUNTY.



20250530000165460 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
05/30/2025 02:04:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that on the 15 day of April, 2025, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) and other good and valuable consideration, the undersigned, **CHARLES E. COHRON**, an unmarried man, whose address is 106 Holiday Estate Drive, Cropwell, Alabama, 35054, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **JEREMY K. GRIMES and CRYSTAL GRIMES**, whose address is 74 Southern Street, Vincent, Alabama, 35178, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

Beginning at the NE corner of the SW 1/4 of the NW 1/4, Section 11, Township 19 South, Range 2 East, run West along the North boundary of said 1/4 - 1/4 a distance of 227.0 feet; thence left 102 degrees 42 minutes a distance of 379.16 feet; thence left 76 degrees 25 minutes a distance of 156.0 feet; thence left 92 degrees 47 minutes a distance of 372.48 feet to the point of beginning, situated in Shelby County, Alabama.

Property street address: 74 Southern Street, Vincent, Alabama, 35178.

**TO HAVE AND TO HOLD** the above described property with the tenements,

hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with and represent unto the Grantees that he is

Shelby County, AL 05/30/2025  
State of Alabama  
Deed Tax: \$10.00

seized in fee simple of the lands above described; that the same is free of encumbrances and he will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.



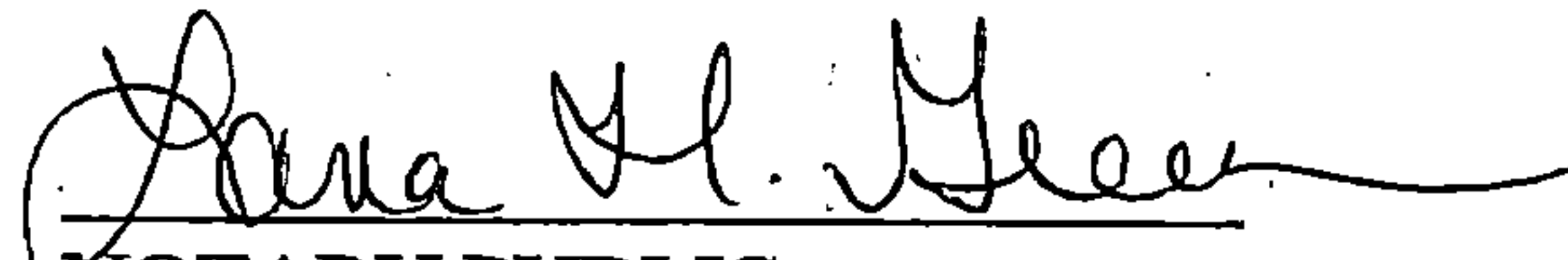
20250530000165460 2/2 \$35.00  
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 (SEAL)  
CHARLES E. COHRON

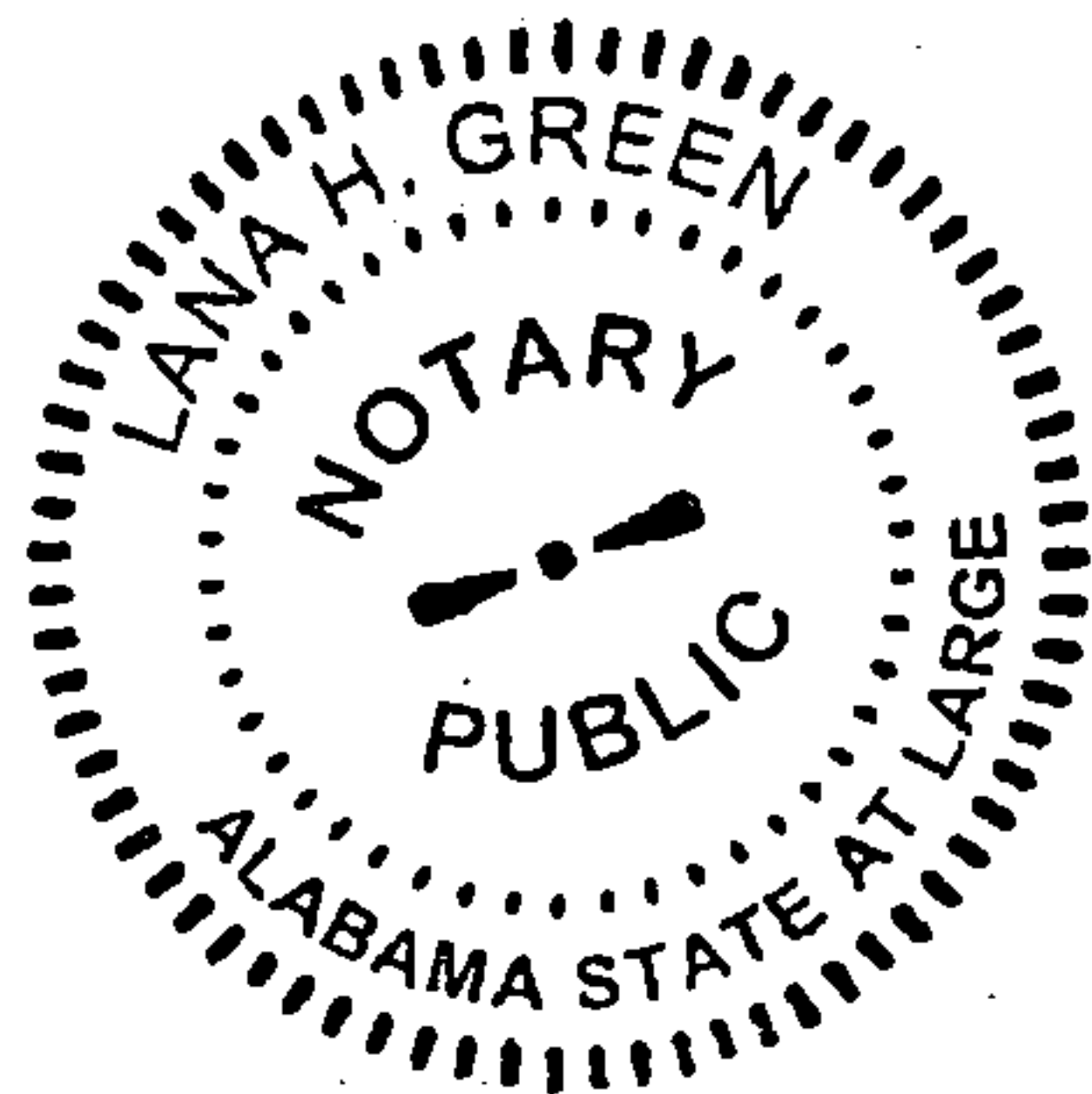
STATE OF ALABAMA,  
Talladega COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that CHARLES E. COHRON, an unmarried man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, for and as the act of said company.

Given under my hand this the 15<sup>th</sup> day of April, 2025.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



My Commission Expires:  
October 16, 2028

THIS INSTRUMENT PREPARED FROM A DESCRIPTION PROVIDED BY THE PARTIES WITH NO EXAMINATION OF TITLE BY:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200