

**THIS INSTRUMENT PREPARED BY:**  
**J. Clay Maddox**  
**J. Clay Maddox, LLC**  
**ATTORNEYS AT LAW**  
**409 Lay Dam Road**  
**Clanton, AL 35045**

20260302000057510  
03/02/2026 08:36:37 AM  
DEEDS 1/2

**WARRANTY DEED**

**SEND TAX NOTICES TO:**

**928 6<sup>th</sup> Avenue SW**  
**Alabaster, AL 35007**

**STATE OF ALABAMA            )**  
**SHELBY COUNTY                )**

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00) and other valuable considerations to the undersigned GRANTOR(S), **ALICIA M. DANIEL** and **JAMES CHAPRON COCKE III**, wife and husband, in hand paid by the GRANTEE(S), **JOSHUA DANIEL**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 1, Block 1, according to the Survey of Fulton Avenue J. G. Lacey Subdivision, as recorded in Map Book 3 page 113 in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20170824000308880.**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**

**Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 3 page 113 in the Probate Office. Note: Any reference herein made as to restrictions and/or restrictive covenants, the following language is intended to be included, as if said language was set forth after each exception thereof omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant: (a) is exempt under Chapter 42, Section 3607, of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

**Easement(s) to American Telephone and Telegraph Company, a New York Corporation, by and through AT&T Communications, Inc. as shown and recorded in Book 168 page 885 in Probate Office.**

**Less and except any portion of the land lying within road right of way of 10th Street Southwest and 6th Avenue Southwest.**

**NOTE: \$126,000.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**TO HAVE AND TO HOLD** to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

