

Send tax notice to:
VINCENT EARLE STUEDEMAN, SR
408 ROCKPORT LANE
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023261

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$413,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DENNIS A MATUSZAK, A SINGLE INDIVIDUAL (1/2 INTEREST) and DENNIS ANDREW MATUSZAK AS PERSONAL REPRESENTATIVE AND TRUSTEE OF THE TESTAMENTARY FAMILY TRUST CREATED UNDER THE WILL OF KATHLEEN FRANCES MATUSZAK, DECEASED, PROBATE CASE #PR-2023-000801 (1/2 INTEREST)** whose mailing address is: 200 ONE NINETEEN Blvd Hoover 35247 ^{Apt 1108} hereinafter referred to as "Grantors") by **VINCENT EARLE STUEDEMAN, SR and ROSEANNE J STUEDEMAN** whose property address is: **408 ROCKPORT LANE, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Cobblestone Square Subdivision as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.

\$330,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29 day of August, 2023.


DENNIS A MATUSZAK

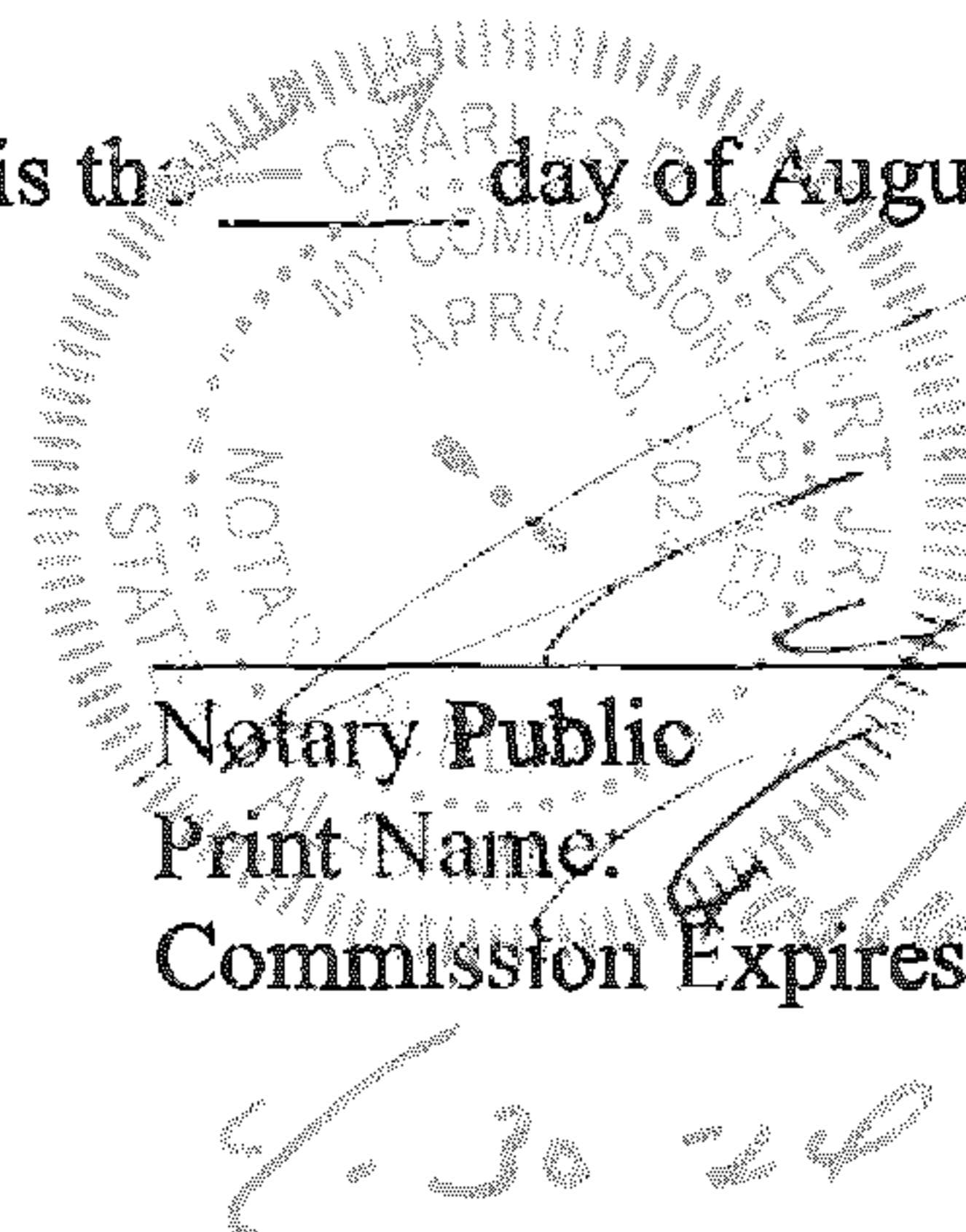
TESTAMENTARY FAMILY TRUST


DENNIS ANDREW MATUSZAK, PERSONAL
REPRESENTATIVE AND TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS A MATUSZAK whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of August, 2023.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Andrew Matuszak whose name as Personal Representative of the Testamentary Family Trust. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such Personal Representative and Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 29th August, 2023.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2023 11:52:41 AM
\$110.00 PAYGE
20230831000264160

