

Send to
This instrument was prepared by:
Mooser & Freibert Land Title Company, LLC
161 St. Matthews Avenue
Louisville, KY 40207

Send Tax Notice To: Amy Mercer
Birmingham, AL 35244

WARRANTY DEED- 23-10-407

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Ninety Six Thousand One Hundred dollars and Zero cents (\$196,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald B. Perrin II and Kimberly L. Perrin, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Amy Mercer and Charles Mercer, wife and husband (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:
Map #: 10-5-16-0-1-1.087

Lot 22, according to the Survey of Brookhaven, Sector 2, as recorded in Map Book 11, Page 4, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this.

_____	(SEAL)	<u>Donald B Perrin II</u>	(SEAL)
		Donald B. Perrin II	
_____	(SEAL)	<u>Kimberly L Perrin</u>	(SEAL)
		Kimberly L. Perrin	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF AL
COUNTY Jefferson }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Donald B. Perrin II and Kimberly L. Perrin, husband and wife 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 conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this.

DAVID P. CONDON
Notary Public
NOTARY PUBLIC
ALABAMA STATE-AT-LARGE

THIS INSTRUMENT PREPARED BY:
Chris Mooser
Mooser & Freibert Land Title, LLC
161 St. Matthews Avenue, #5
Louisville, Kentucky 40207
502.315.1650
File# _____