

Send tax notice to:

MATTHEW T. COOK
118 MEADOW VIEW CIR
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010327

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) in hand paid to the undersigned, ROUSSLAN K. DOUHADJI, a single man (hereinafter referred to as "Grantors") by MATTHEW T. COOK and KAREN I. COOK (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 10, ACCORDING TO THE SURVEY OF IVY BROOK PHASE ONE, AS RECORDED IN MAP BOOK 18, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not yet due and payable until October 1, 2010.
2. Building setback line of 20 feet reserved from Meadow View Circle, as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including a 15 foot landscape easement.
4. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 1994-29750 and Inst. No. 1999-06173 in said Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 18 Page 21 in said Probate Office.
6. Terms and conditions of Covenant for storm water runoff recorded in Inst. No. 1994-20327 in Probate Office.

\$89,600.00 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.


20100910000294700 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
09/10/2010 10:55:13 AM FILED/CERT

Shelby County, AL 09/10/2010

State of Alabama
Deed Tax : \$22.50

20100910000294700 2/2 \$37.50
Shelby Cnty Judge of Probate, AL
09/10/2010 10:55:13 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 24 day of August, 2010.

Rousslan K. Douhadji
ROUSSLAN K. DOUHADJI

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ROUSSLAN K. DOUHADJI, whose name 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, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the _____ day of August, 2010.

Name: MARIE MICHAEL

A Justice of the Peace in and for the
State of New South Wales

Registration Number: 141872

Notary Public
Print Name:
Commission Expires: