

20170929000356180
09/29/2017 02:41:24 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Matthew C. Coder
201 King Arthur Place
Alabaster, AL 35007
(also the property address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Three Thousand and No/100 ---
----- (\$133,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Melville R. Cousins and Wendy M. Cousins, Husband and Wife
(whose address is: 121 Southview Lane, Birmingham, AL 35244)

(hereinafter referred to as grantors) do grant, bargain, sell and convey unto
Matthew C. Coder
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby , Alabama, to wit:

Lot 10, according to the Survey of Spring Gate, Sector One, Phase Three, as recorded
in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

\$ 133,000.00 of the purchase price recited above was paid from a mortgage
Loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 29th
day of September 2017.

Melville R. Cousins (Seal)
Melville R. Cousins

Wendy M. Cousins (Seal)
Wendy M. Cousins

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

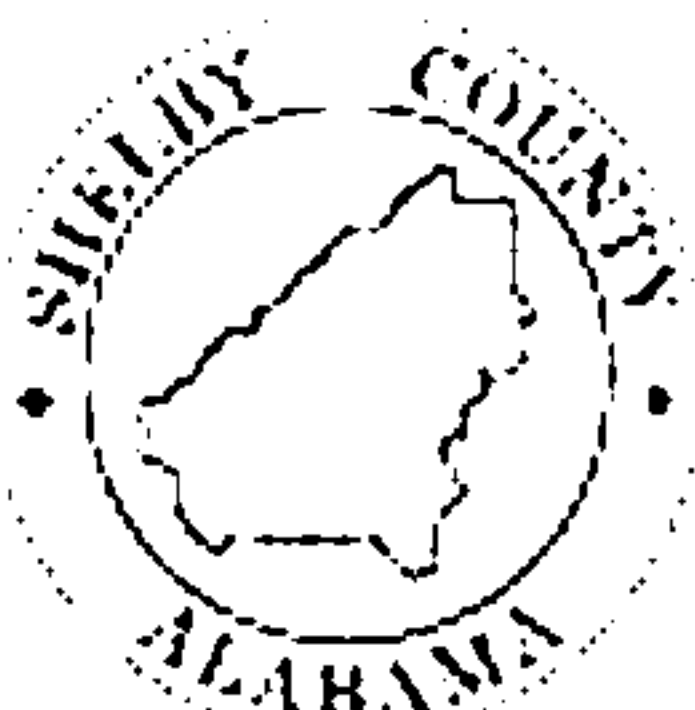
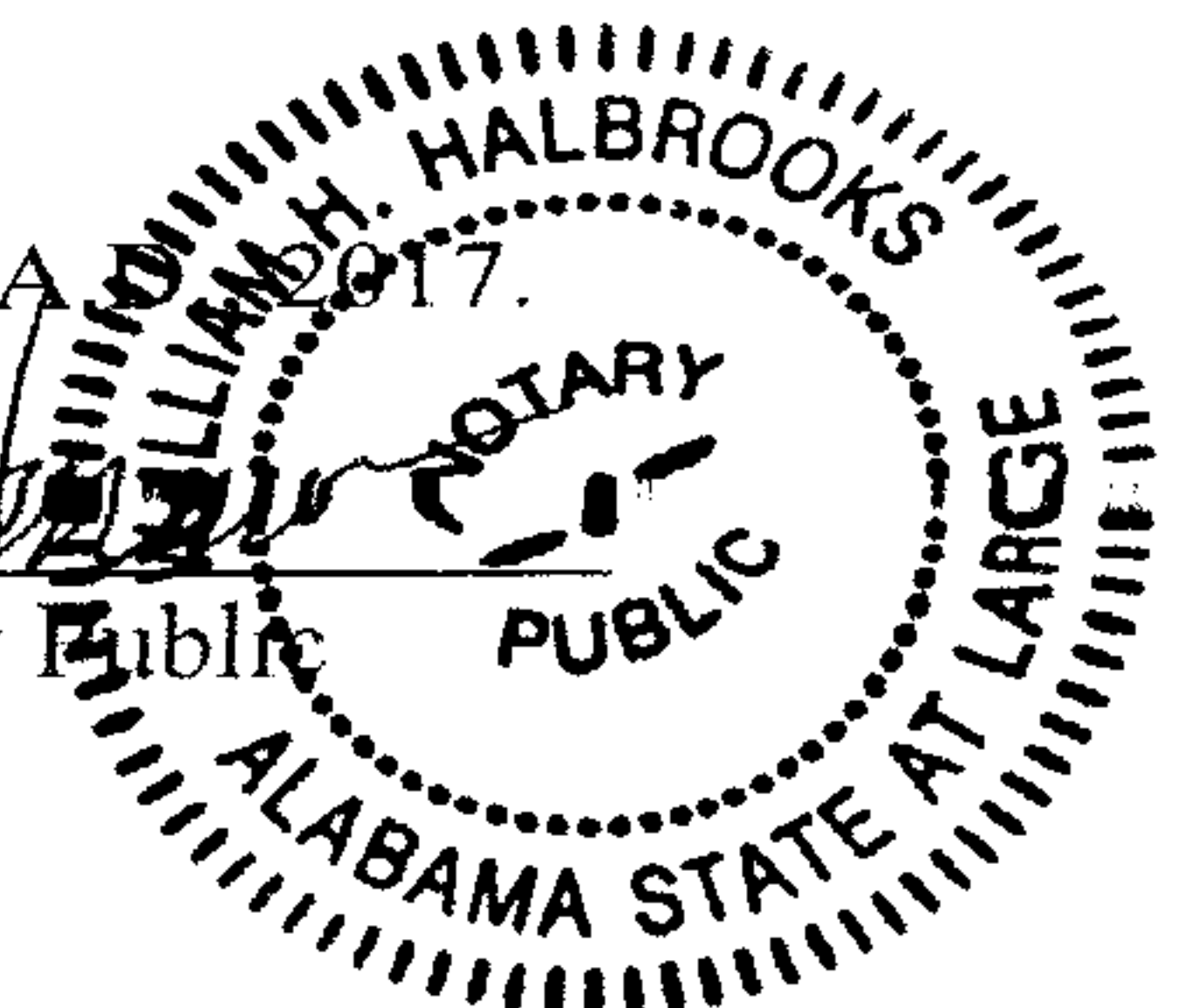
General Acknowledgment

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

Given under my hand and official seal this 29th day of September, A.D. 2017.

My Commission Expires: _____

William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/29/2017 02:41:24 PM
\$16.00 DEBBIE
20170929000356180

James W. Fuhrmeister