

Send tax notice to: Kristopher M. Cooper, 172 Stonebridge Circle, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-five thousand five hundred and no/100 (\$155,500.00)** the amount of which can be verified according to the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Robert Brian Watson and his wife Jennifer Watson, whose mailing address is:
✓ 3513 Billingsley Drive, Marietta, GA 30062

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto Kristopher M. Cooper, whose mailing address is:
172 Stonebridge Circle, Pelham, Al. 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address is: 172 Stonebridge Circle, Pelham, Al. 35124** to-wit:

Lot 94, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, Page 87 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

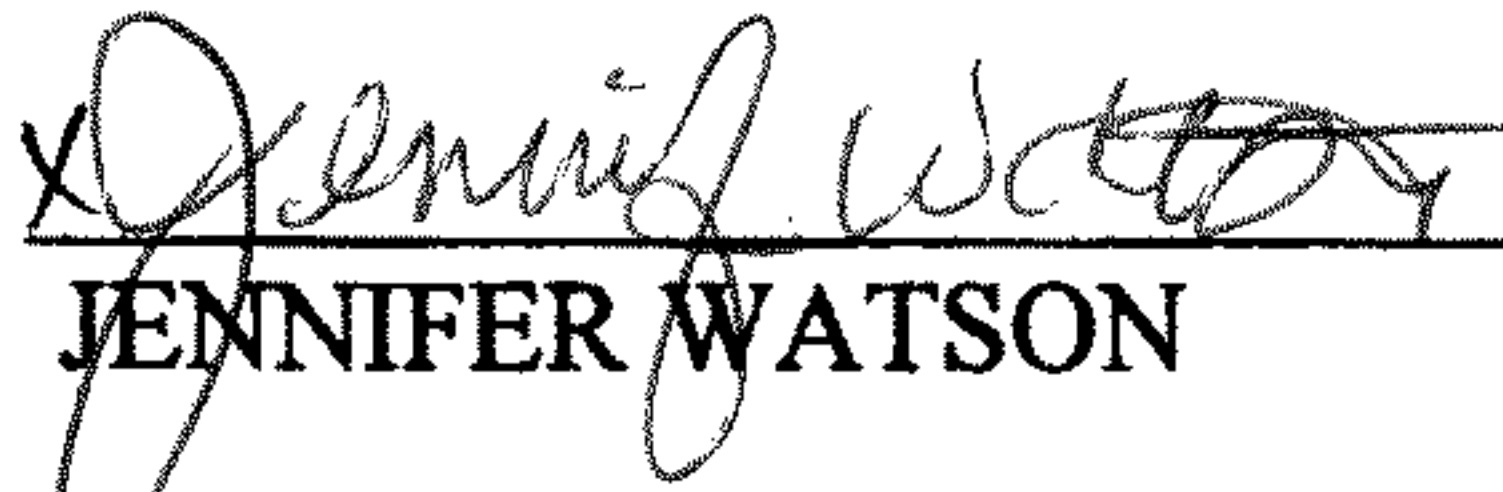
\$158,843.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 24th day of Sept, 2017.

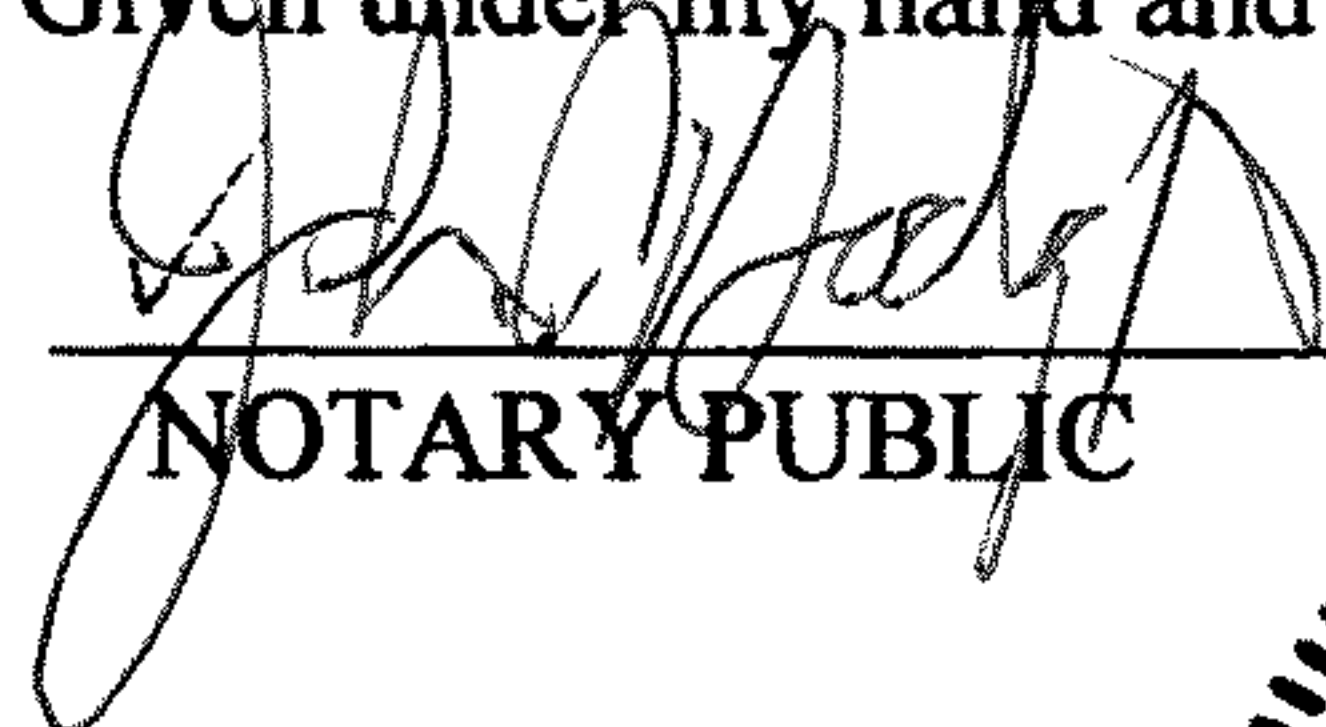
X  (Seal)
ROBERT BRIAN WATSON

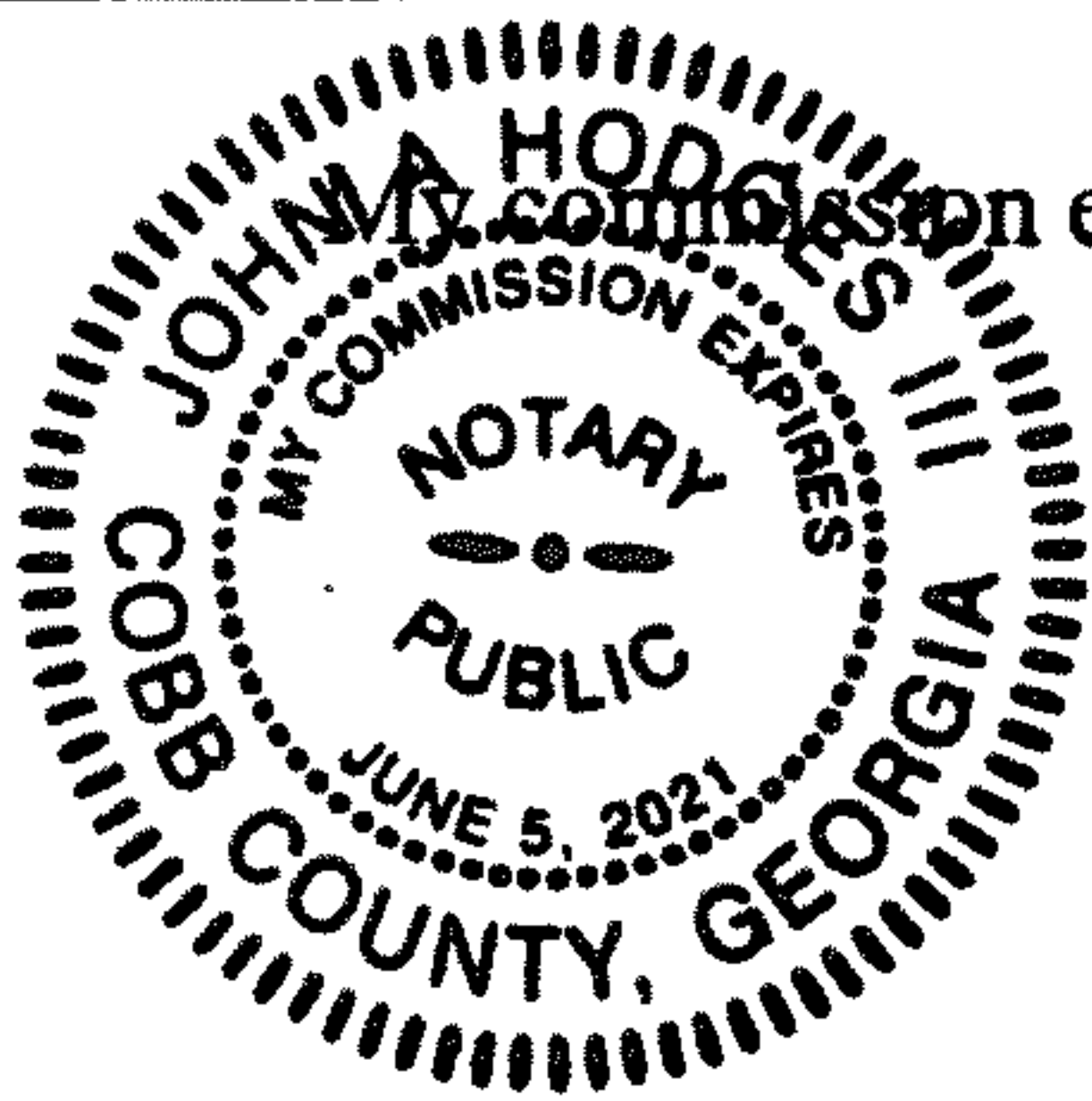
X  (Seal)
JENNIFER WATSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Brian Watson and his wife Jennifer Watson, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 2017.


NOTARY PUBLIC



My commission expires: Jan 15, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 03:09:41 PM
\$19.00 CHERRY
20171002000358170

