

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

Send tax notice to:

Brian Keith Cozzone

138 Stonehaven Dr.

Pelham, AL 35124-3908

BHM1701109

State of Alabama

County of Shelby

20171106000402940

11/06/2017 03:29:04 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixty Two Thousand Nine Hundred and 00/100 Dollars (\$162,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Betty D. Lawhorn and Bobby Lawhorn, wife and husband**, whose mailing address is 105 Prairie Rd., New Richmond, WI 54017 (hereinafter referred to as "Grantor"), by **Brian Keith Cozzone** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2, according to the Survey of The Cottages at Stonehaven, as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$154,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3<sup>rd</sup> day of November, 2017.

Betty D Lawhorn  
by her attorney in fact  
Jason Dell Lawhorn

Betty D. Lawhorn  
by her attorney in fact  
Jason Dell Lawhorn

Bobby Lawhorn  
by his attorney in fact  
Jason Dell Lawhorn

Bobby Lawhorn  
by his attorney in fact  
Jason Dell Lawhorn

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Dell Lawhorn, whose name as Attorney in Fact for Betty D. Lawhorn and Bobby Lawhorn, 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, in his capacity as such Attorney in Fact and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3<sup>rd</sup> day of November, 2017.

(Notary Seal)



Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/06/2017 03:29:04 PM  
\$181.00 DEBBIE  
20171106000402940

James W. Fuhrmeister