

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

Send tax notice to:  
Sandra D. Guilbert & Andrew Guilbert Jr.  
2083 Village Lane  
Calera, AL 35040  
**BHM1701250**

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**20171221000453950**  
**12/21/2017 07:35:39 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Matthew B. Cockrell and Heidi R. Cockrell**, husband and wife, whose mailing address is: 538 Waterford Lake Circle, Calera, AL 35040 (hereinafter referred to as "Grantors"), by **Sandra D. Guilbert and Andrew Guilbert Jr.** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is **2083 Village Lane, Calera, AL 35040**, to-wit:

**Lot 230, according to the Survey of Waterford Village Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$90,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Matthew B. Cockrell and Heidi R. Cockrell have hereunto set their signatures and seals on December 20, 2017.

Matthew B Cockrell  
Matthew B. Cockrell

Heidi Cockrell  
Heidi R. Cockrell

STATE OF ALABAMA  
COUNTY OF Jefferson

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

Given under my hand and official seal this the 20 day of DECEMBER, 2017

Berkley Jade Criswell

Notary Public

Print Name: BERKLEY JADE CRISWELL

Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/21/2017 07:35:39 AM  
\$60.00 CHERRY  
20171221000453950

James W. Fuhrmeister