

Send tax notice to:
COOPER HALL
5174 REDFERN WAY
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018169

SHLEBY COUNTY

20180425000139640
04/25/2018 01:29:11 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RILEY P GREEN III and YVONNE S GREEN**, husband and wife, whose mailing address is: 8587 Shoreline Drive Jonesboro GA 30236 (hereinafter referred to as "Grantors") by **COOPER HALL and LAURA PRICE** whose property address is: 5174 REDFERN WAY, BIRMINGHAM, AL, 35242 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 20, according to the Survey of Meadowbrook 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Right of way granted to Alabama Power Company as set forth in Book 353, page 975; Misc Book 54, Page 166 and Misc. Book 54, Page 170, In the Office of the Judge of Probate of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book S2, Page 542 and Misc. Book 54, Page 170, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Easements and building lines as shown on recorded map.

\$190,000.00 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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 23rd day of April, 2018.


RILEY P GREEN III


YVONNE S GREEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RILEY P GREEN III and YVONNE S GREEN whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 01:29:11 PM
\$103.00 CHERRY
20180425000139640

