

This Instrument was Prepared by:

Send Tax Notice To: Matthew S. Lowrey
159 Moss Stone Lane
Calera, AL 35040

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

File No.: 185903

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, the amount of which can be verified in 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, **Jeremy M. Hatchett and Taylor Hatchett a/k/a Taylor V. Boozer**, a married couple whose mailing address is 4266 Lo. Rd. Lot 1022 Thornaby, AL 35771 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew S. Lowrey**, whose mailing address is **159 Moss Stone Lane, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **159 Moss Stone Ln., Calera, AL 35040**; to wit;

Lot 178, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$131,313.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of May, 2018.


Jeremy M. Hatchett


Taylor Hatchett

State of Alabama

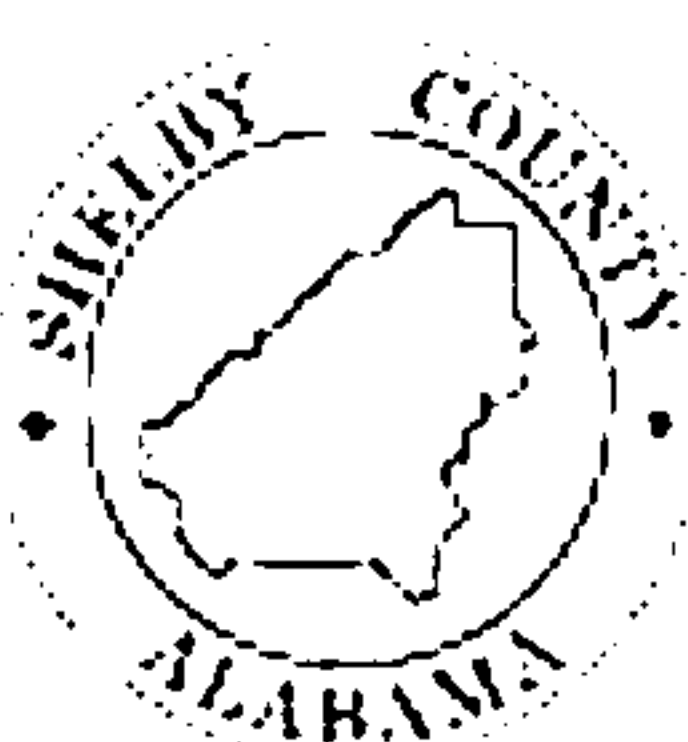
County of Jefferson

I, Dianne S. Burge, a Notary Public in and for the said County in said State, hereby certify that **Jeremy M. Hatchett and Taylor Hatchett a/k/a Taylor V. Boozer**, 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 the 10th day of May, 2018.


Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/14/2018 08:15:14 AM
\$16.00 JESSICA
20180514000164330

