

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830
File No.: 180232

Send Tax Notice To: Fernanda M. Moser
Pamela Moser
209 Park Place Way
Alabaster, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, 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, **Michael Mathews, a married man**, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fernanda M. Moser and Pamela Moser**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 209 Park Place Way, Alabaster, AL 35007**; to wit;

Lot 30, according to the Survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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

\$130,494.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th day of June, 2018

Michael Mathews
Michael Mathews

State of Louisiana

County of Lafayette

I, John T. Fonseca, a Notary Public in and for the said County in said State, hereby certify that Michael Mathews, 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 26 day of June, 2018.

John T. Fonseca
Notary Public/State of Louisiana

My Commission Expires: 1st Dec 18



