20190403000107240 04/03/2019 12:14:43 PM DEEDS 1/2

(Seal)

| This instrument was prepared by:   | Send Tax Notice To:   |
|--|---|
| Halbrooks & Allen, LLC<br>#1 Independence Plaza - Suite 704  |   |
| Birmingham, AL 35209   | Noe Mojica  |
|  | Property Address: 177 Stonehaven Drive  |
| WARRANTY DEED  | Pelham, AL 35124  |
| STATE OF ALABAMA ) KNO   | DW ALL MEN BY THESE PRESENTS:   |
| COUNTY OF SHELBY )   |   |
| (as evidenced by th<br>to the undersigned Grantor, in hand paid by the G   |   |
| acknowledged, I/we, Adam Cox, an unm (whose address is 27 Grey for   | harried man Witsett 112337  |
| (herein referred to as GRANTOR, whether one of Noe Mojica (whose address is the  | · ·   |
| (herein referred to as GRANTEE, whether one or situated in <u>Shelby</u> County, Alabama, to wit:  | more), the following described real estate,   |
| Lot 21, according to the Survey of Stoneholder Map Book 23, Page 95, in the Probate Off  |   |
| Subject to: current taxes, easements, restri   | ctions and rights-of-way of record.   |
| \$150,400.00 of the purchase price mortgage loan closed simultaneousl  | •   |
| TO HAVE AND TO HOLD Unto the said grantee  | e, its successors and assigns forever.  |
| And I (we) do for myself (ourselves) and for covenant with the said GRANTEES, their success seized in fee simple of said premises; that they are noted above; that I (we) have a good right to sell a and my (our) heirs, executors and administrators of GRANTEES, their successors and assigns forever | e free from all encumbrances, unless otherwise and convey the same as aforesaid; that I (we) will shall warrant and defend the same to the said |
| day of January, 2019.  | eunto set my/our hand(s) and seal(s) this $\sqrt{8}$  |
| Adam Cox (Seal)  | (Seal)  |

(Seal)

| STATE OF Docth Co  | rolina)  |   |   |  |
|--|--|---|---|--|
| COUNTY OF Guilfor  | <u>d</u> )   | General Acknowledgment                            |   |  |
| I, the undersigned, a least 1 that 1 Adam Cox whose to me, acknowledged before conveyance, he executed the | e name(s) <u>is</u> signed<br>me on this day that,                       | being informed of the cor                         | nce, and who is known ntents of the         |  |
| Given under my hand  | d and official seal this   | 3 18 day of San                                   |   |  |
| My Commission Expires: 4   | .9.20  | Notary Public                                     | J. Moos                                     |  |
|  |  | ANGELA Notary  Guilford Co., N  My Commission Exp | Public<br>orth Carolina                     |  |
| STATE OF COUNTY OF   | )<br>)<br>)  | General Acknowledgment                            |   |  |
| that who to me, acknowledged before conveyance, executed   | se name(s) <u>is</u> signed<br>me on this day that, the same voluntarily |   | ance, and who is known ntents of the state. |  |
| My Commission Expires:   |  | Notary Public                                     |   |  |
|  | Filed and Record Official Public Founds of Probate Clerk Shelby County,  | Records<br>, Shelby County Alabama, County        |   |  |

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