

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2019-03-5790
Documentary Evidence: Sales Contract

Send Tax Notice To:
Douglas Bennett, II
244 Stonecreek Place
Calera, AL 35040

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-Six Thousand Nine Hundred and 00/100 Dollars (\$156,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Bradley Cooper and spouse, Lakyn Chadwick**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Douglas Bennett, II**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 35, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, page 37, in the Probate Office of Shelby County, Alabama.

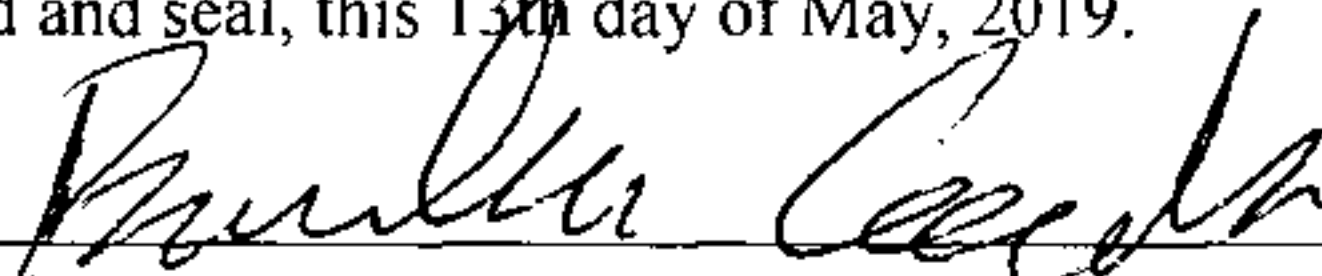
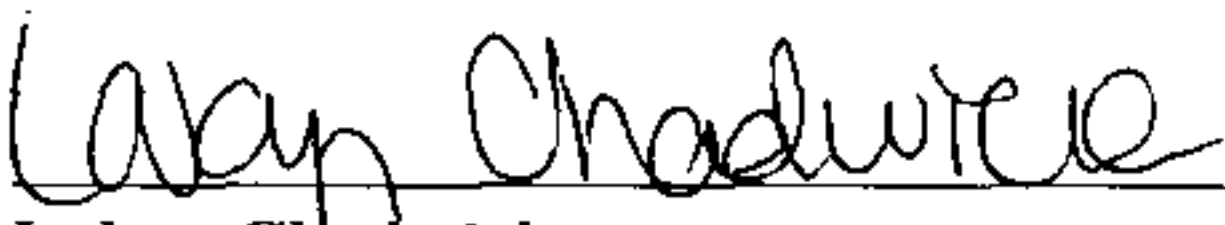
\$156,900.00 of the above-recited purchase price was paid from mortgage loans closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of May, 2019.

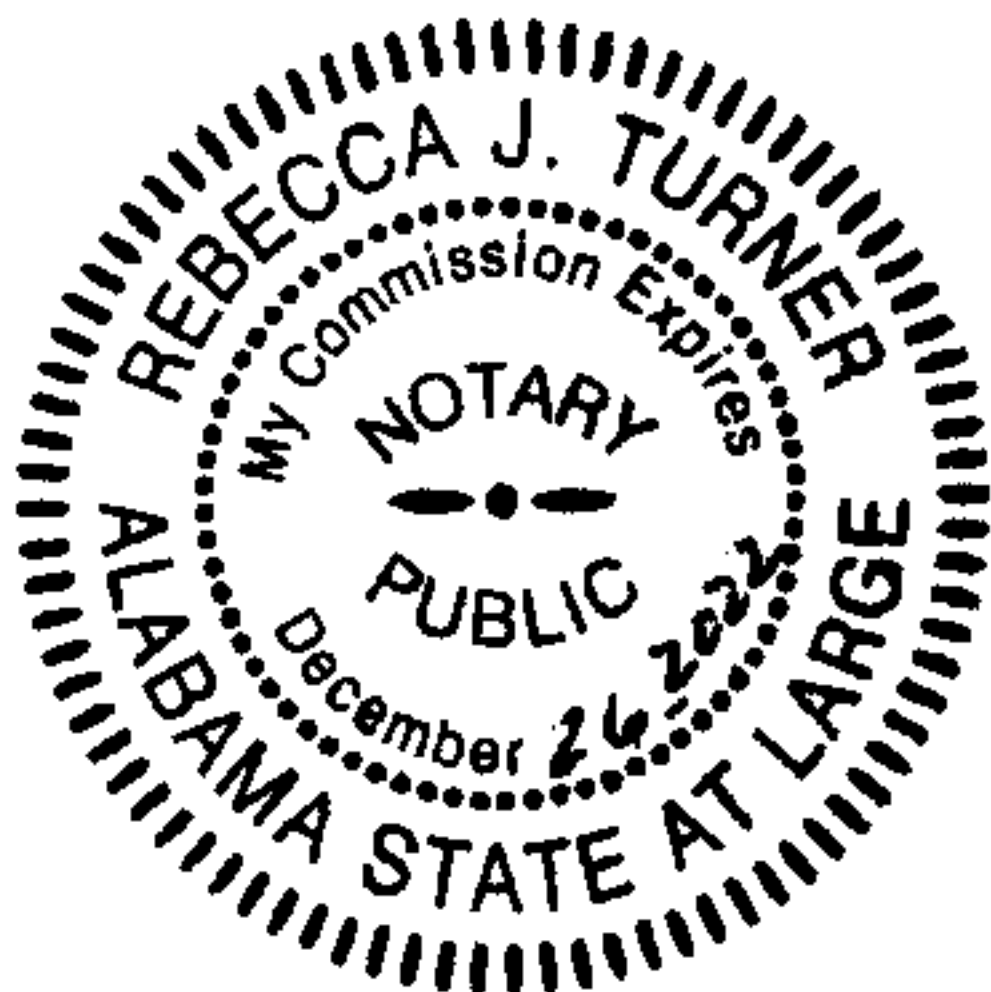
 _____ (Seal)
Bradley Cooper
 _____ (Seal)
Lakyn Chadwick

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bradley Cooper and spouse, Lakyn Chadwick**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of May, 2019.

 _____
Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022



Grantors' Mailing Address:
244 Stonecreek Place
Calera, AL 35040


20190516000167310 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
05/16/2019 01:17:01 PM FILED/CERT