

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Andrea Booth  
1243 Village Drive  
Calera, AL 35040

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty Two Thousand and Four Hundred and 00/100 Dollars (\$152,400.00)** 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 where is acknowledged. I or we, **Mary Weller, a married woman \* whose address is** 1719 Native Dancer Dr, Helena, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Andrea Booth**, whose mailing address is **1243 Village Drive, Calera, AL 35040** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **1243 Village Drive, Calera, AL 35040** to wit:

**Lot 314, according to the survey of Final Plat of Waterford Village Sector 5, Phase 2 as recorded in Map Book 36, Page 47, in the Probate Office of Shelby County, Alabama**

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$153,939.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

Mary Weller was formerly known as Mary C. Cooper

\*Said property does not constitute the homestead of the Grantor or her spouse

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 7 day of August, 2019.

Mary Weller  
Mary Weller f/k/a Mary C. Cooper

STATE OF ALABAMA

JEFFERSON COUNTY

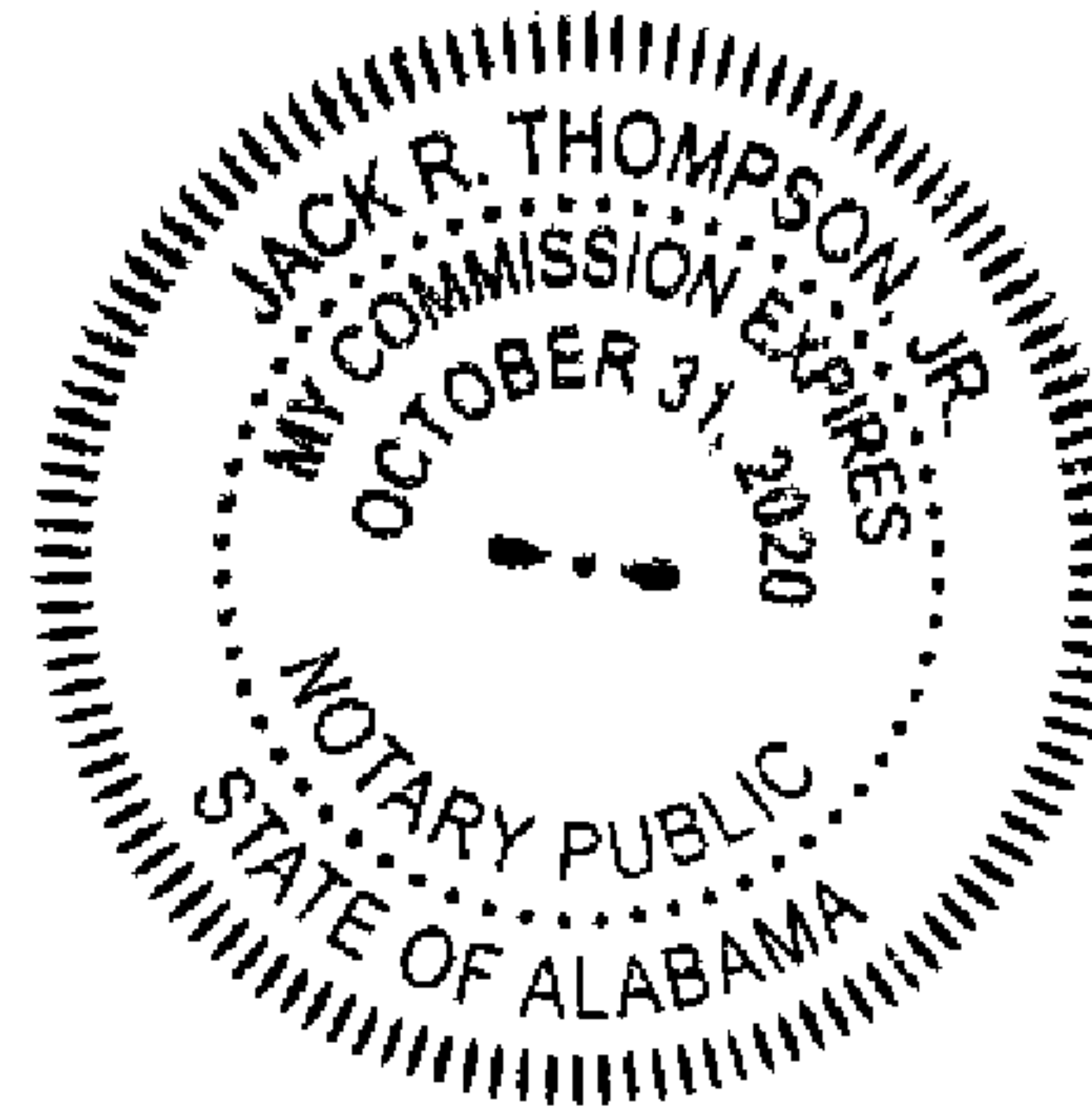
I, JACK R. THOMPSON JR., a Notary Public in and for said county in said state, hereby certify that **Mary Weller** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7<sup>th</sup> day of Aug, 2019

My Commission Expires 10/31/2020

[Signature]  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/08/2019 03:10:28 PM  
\$19.00 CATHY  
20190808000286980

Allen S. Bayl