

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

20191101000404640

11/01/2019 11:28:24 AM  
DEEDS 1/1

Send Tax Notice To:  
Meredith C. Smith

1037 Inverness Cove Way  
Hoover, AL 35242

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Patrick A. Cobb and Anna Cobb, formerly known as Anna M. Schmarkey, husband and wife, whose mailing address is:**

**1037 Inverness Cove Way, Hoover, AL 35242**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Meredith C. Smith, whose mailing address is: 3500 Clairmont Ave S, Apt G37, Birmingham, AL 35222**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1037 Inverness Cove Way, Hoover, AL 35242** to-wit:

Lot 31B, according to the Survey of Inverness Cove Phase I Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$245,471.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 30th day of October, 2019.

Patrick A Cobb  
Patrick A. Cobb

Anna Cobb  
Anna Cobb

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Patrick A. Cobb and Anna Cobb, 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2019.

Cassy L. Dailey  
Notary Public, State of Alabama  
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2019 11:28:24 AM  
\$28.00 CHERRY  
20191101000404640

*Allen S. Byrd*

