

Send tax notice to:
CLINTON CALVERT
5346 GREYSTONE WAY
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019778

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JACK FOSTER COOK and MELODY PAN COOK**, husband and wife, whose mailing address is: 117 Citation Drive Madison AL 35756 (hereinafter referred to as "Grantors") by **CLINTON CALVERT and STEPHANIE CALVERT** whose property address is: **5346 GREYSTONE WAY, HOOVER, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Map of Greystone, 6th Sector, as recorded in Map Book 17, Page 54 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of Way to Shelby County recorded in Inst. No. 20040102000001570.
5. Restrictions and Covenants appearing of record in Inst. No. 1993-16982; Inst. No. 1994-1193; Inst. No 1995-14426; Inst. No. 1996-14897.

\$484,350.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

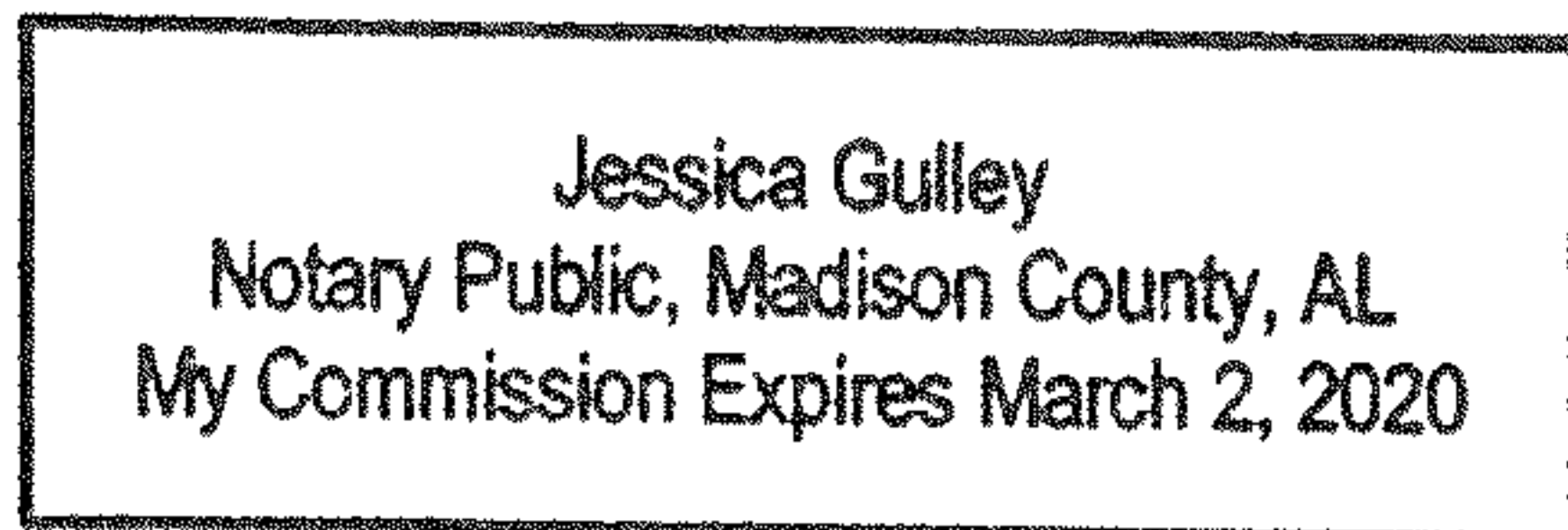
26 IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the
day of November, 2019.

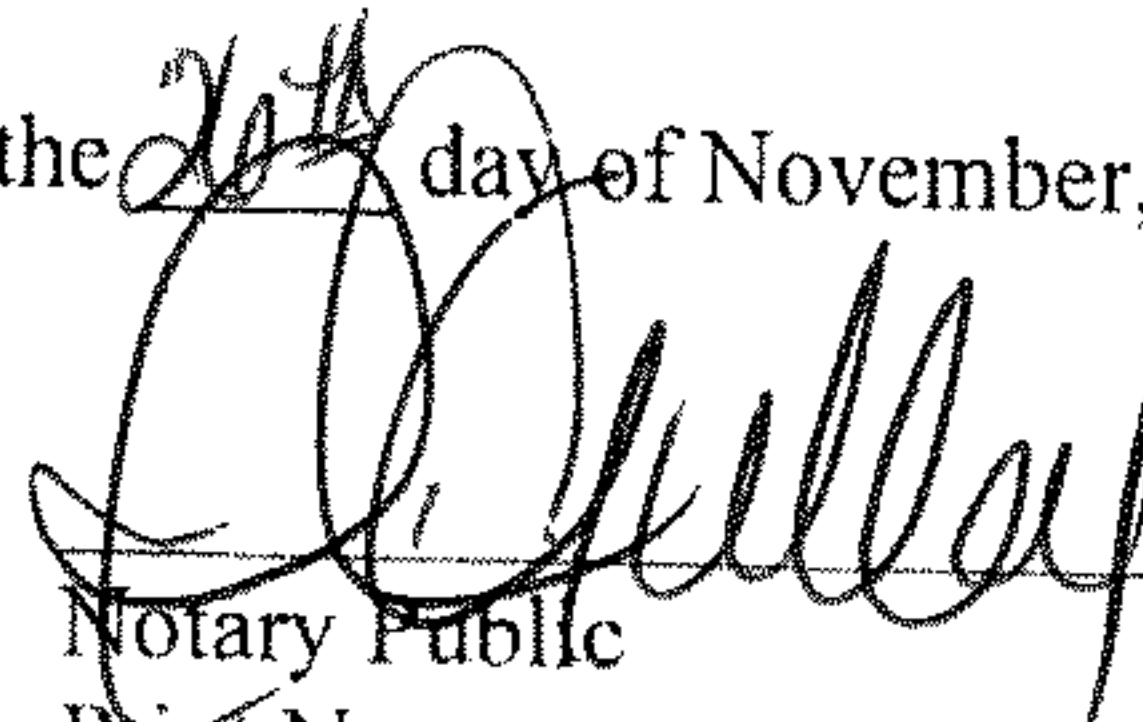

JACK FOSTER COOK

STATE OF Alabama
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JACK FOSTER COOK whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 20th day of November, 2019.




Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this
the ____ day of November, 2019.


MELODY PAN COOK

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that MELODY PAN COOK whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the ____ day of November, 2019.

Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the _____ day of November, 2019.

JACK FOSTER COOK

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK FOSTER COOK whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of November, 2019.

Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 26 day of November, 2019.

MELODY PAN COOK

STATE OF Alabama
COUNTY OF Limestone

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELODY PAN COOK whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2019.

Notary Public
Print Name: Danya Bradley
Commission Expires: 05-16-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 02:58:14 PM
\$124.00 CHERRY
20191205000450660

Allen S. Bayl