

Send tax notice to:
REBEKAH M MATTSON
5174 REDFERN WAY
BIRMINGHAM, 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
SHELBY COUNTY

2020039

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars (\$294,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **COOPER HALL and LAURA HALL F/K/A LAURA PRICE, husband and wife**, whose mailing address is: 1308 Somerhill Pl, Louisville, KY 40223 (hereinafter referred to as "Grantors") by **REBEKAH M MATTSON and JUSTIN MATTSON** whose property address is: **5174 REDFERN WAY, BIRMINGHAM, 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 20, according to the Survey of Meadowbrook 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama.

Laura Price Hall and Laura Price are one and the same person.

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. Right of way granted to Alabama Power Company as set forth in Book 353, page 975; Misc. Book 54, Page 166 and Misc. Book 54, Page 170, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 52, Page 542 and Misc. Book 54, Page 170, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Easements and building lines as shown on recorded map.

\$235,920.00 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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal
this the 22 day of January, 2020.

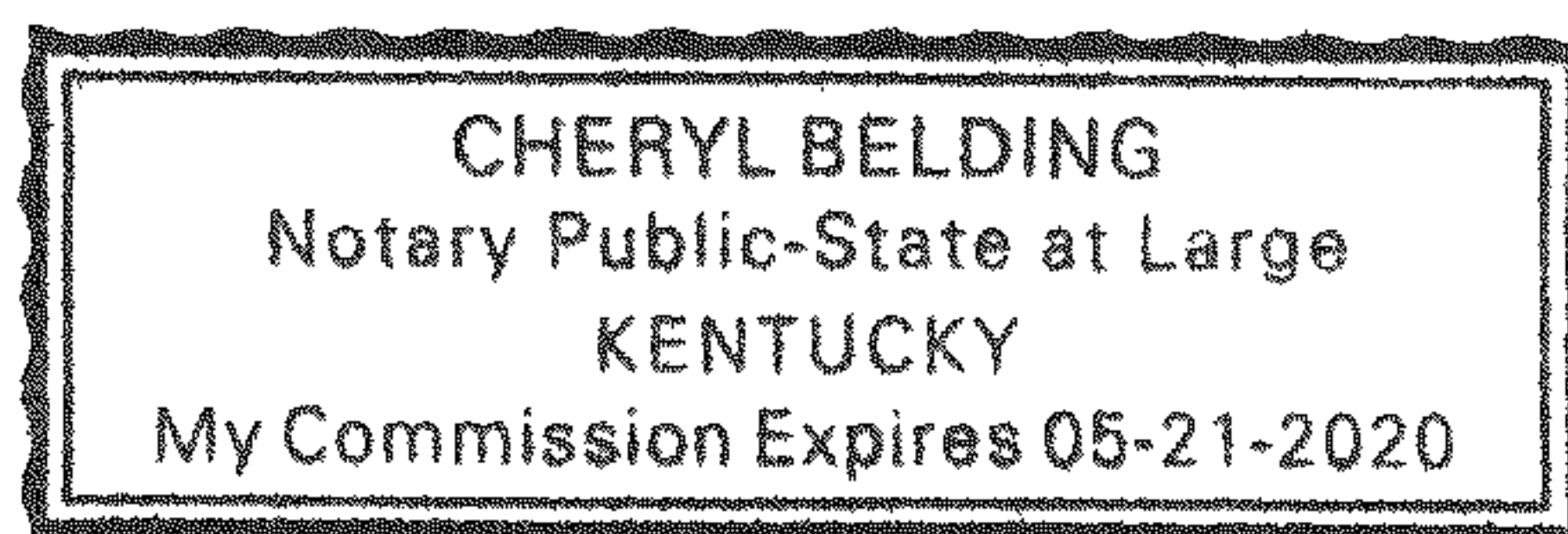
Cooper Hall
COOPER HALL

Laura Price Hall
LAURA PRICE HALL

STATE OF Kentucky
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that COOPER HALL and LAURA PRICE HALL whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of January, 2020.



Cheryl Belding
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2020 11:48:58 AM
\$85.00 CHERRY
20200130000039730

Cheryl Belding