

20200311000097760
03/11/2020 02:55:24 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Cedric L. Mason and Libra Mason
813 Meriweather Drive
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000030

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **F. Rivera, as Trustee of the Trust Number Cannon Family Trust, dated 7/11/2003**, whose address is 1678 Montgomery Hwy #104 Suite 333, Hoover, AL 35216 (hereinafter "Grantor", whether one or more), by **Cedric L. Mason and Libra Mason**, whose address is 813 Meriweather Drive, Calera, AL 35040, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 813 Meriweather Dr., Calera, AL 35040, to-wit:

Lot 43, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$152,192.00 executed and recorded simultaneously herewith.

F. Rivera is one and the same as Felipe Ferrer Rivera Jr.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of March, 2020.

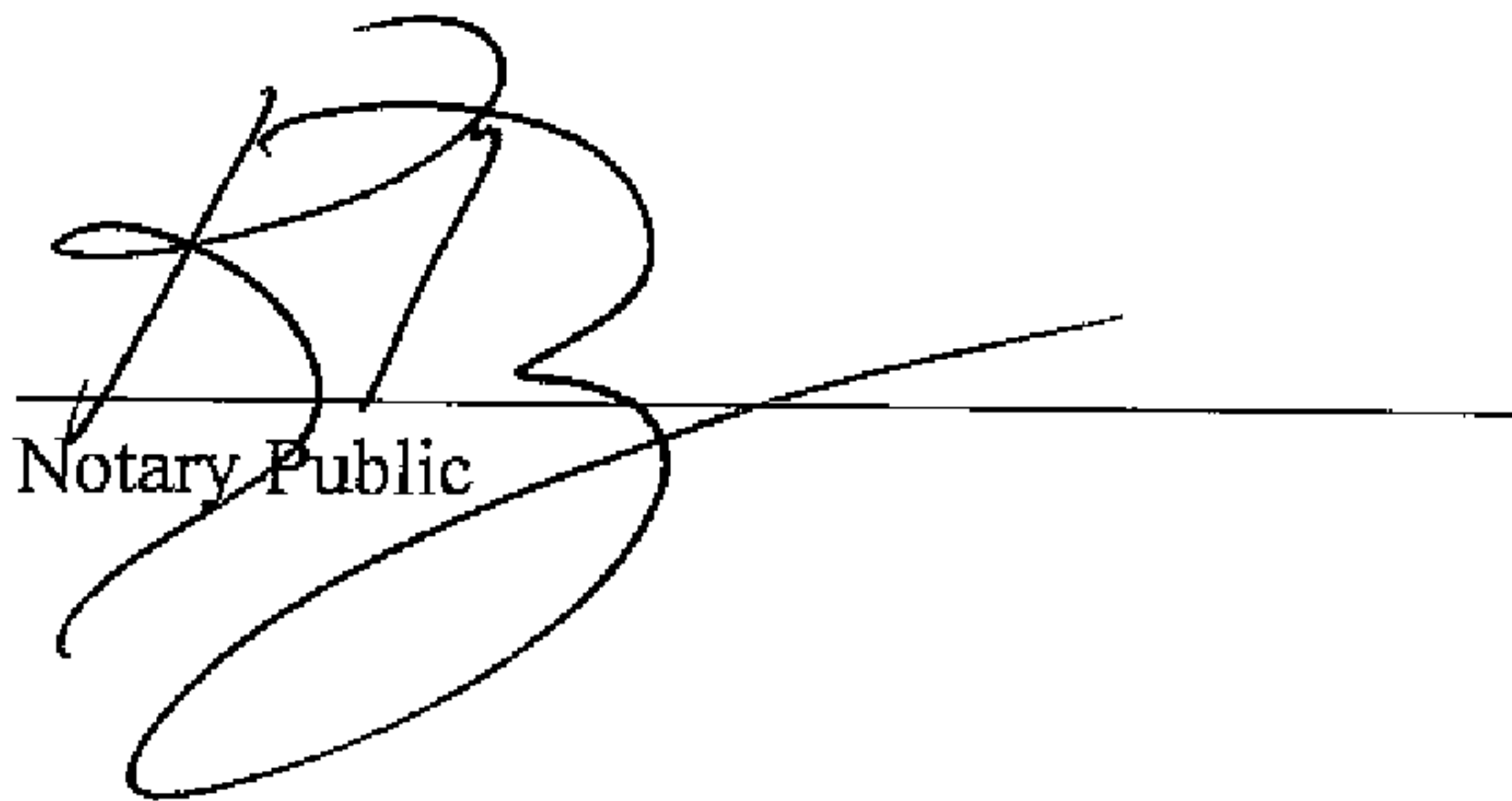
Trust Number Cannon Family Trust, dated 7/11/2003

F. Rivera, Trustee
By: F. Rivera
Its: Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **F. Rivera**, whose name as Trustee of the Trust Number Cannon Family Trust, dated 7/11/2003 is 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, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal on this 6th day of March, 2020.


Notary Public

KELLIE DYAR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 02:55:24 PM
\$28.00 CHERRY
20200311000097760

Allen S. Bayl