

20200618000250130
06/18/2020 03:41:16 PM
DEEDS 1/2

SEND TAX NOTICE TO:

James A. Cooke and Dee Cooke
172 Greenbriar Pl.
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BLD2000199

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Sixty Nine Thousand and 00/100 Dollars (\$369,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa Kallaher and William S. Kallaher, husband and wife**, whose address is 2116 Hwy 336, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **James A. Cooke and Dee Cooke** (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 **172 Greenbriar Pl, Chelsea, AL 35043**, to-wit:

Lot 20, according to the Map and Survey of Greenbriar Place, recorded in Map Book 36, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

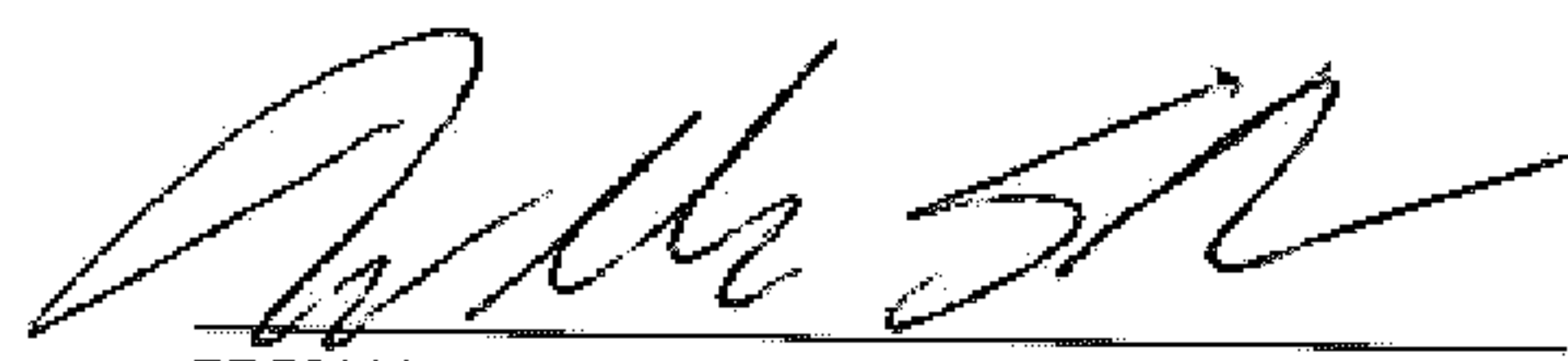
Boundary of said Lot being described as follows: A boundary in the NW 1/4 of the SW 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commencing at the NW corner of the SW 1/4 of said Section 24, which bears South 6.6 feet from a 1/2" rebar, found; thence N 88°45'20"E, along the North line of said Sixteenth Section a distance of 862.19 feet to a point on the line between Lots 19 and 20 of the Greenbriar Subdivision; thence N19°28'42"E, along said lot line a distance of 13.72 feet to a 1/2" rebar, set, stamped "CV 2012 432 Wheeler 16165", at the point of beginning; thence N 89°36'43"E, a distance of 149.69 feet to a 1/2" rebar, stamped "CV 2012 432 Wheeler 16165", set on the East line of the Greenbriar Subdivision at the point of termination. Being the same boundary described in that certain compromise agreement described in that certain Order dated July 21, 2015, and filed in Shelby County Circuit Court Civil Case #CV-2012-000432, and recorded on 7/22/15 in Instrument # 20150722000249480, in the Probate Office of Shelby County, Alabama, pursuant to that certain survey dated April 27, 2015, by Sid Wheeler, PLS No. 16185.

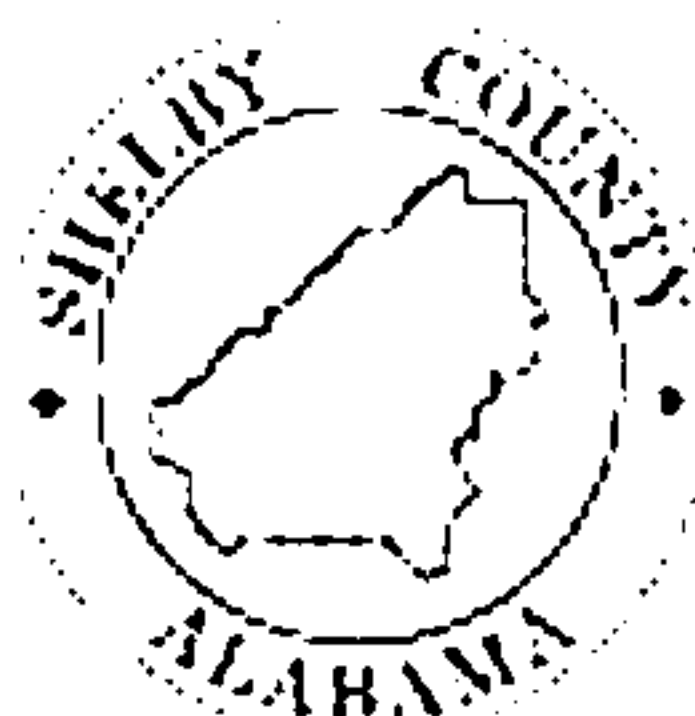
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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.

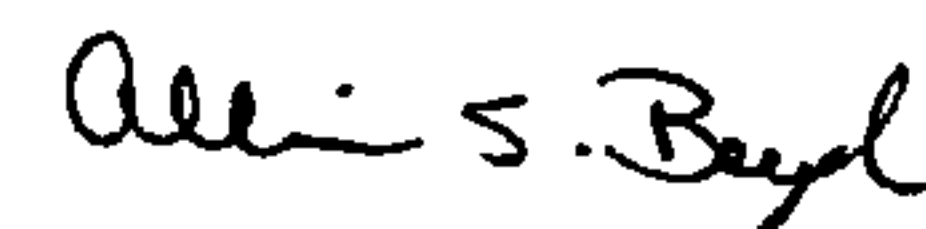
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of June, 2020.


Melissa Kallaher


William S. Kallaher



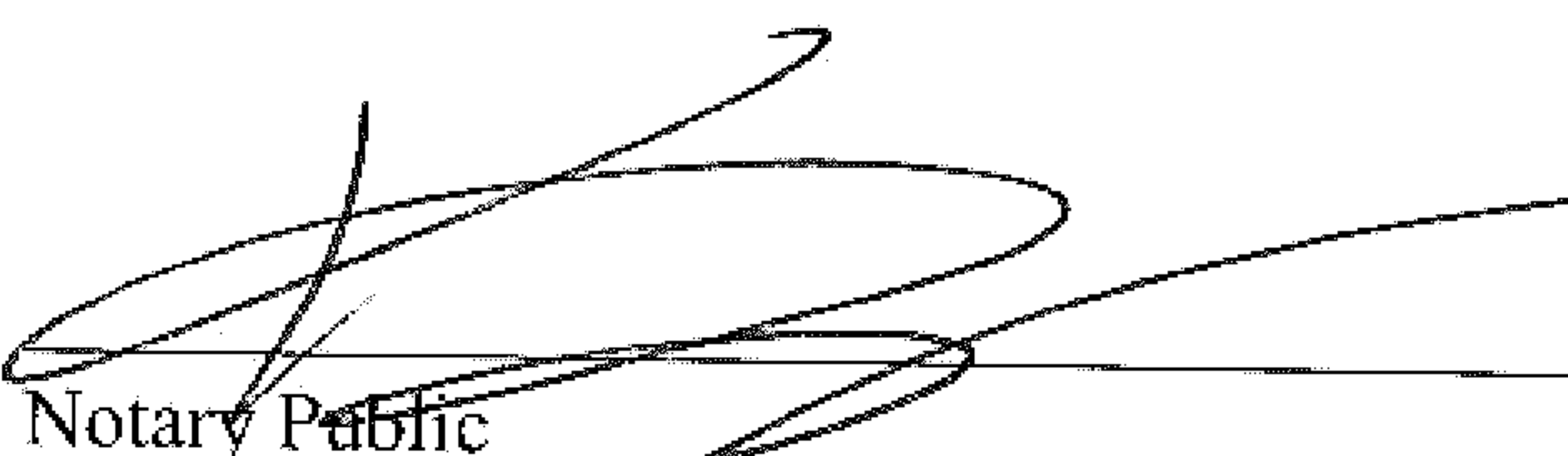
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2020 03:41:16 PM
\$394.00 CHARITY
20200618000250130



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Melissa Kallaher and William S. Kallaher, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of June, 2020.


Notary Public
Kenneth B. St. John
My Commission expires: 11/13/2022

