

SEND TAX NOTICE TO:

**Michael Thomas Anderson and Martine Blaudeau
Anderson**
1014 Lake Winds Drive
Hoover, AL 35244

This instrument was prepared by:

Frank Steele Jones
Regency Title and Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35244

**20201102000492760
11/02/2020 08:15:20 AM
DEEDS 1/2**

WARRANTY DEED

State of Alabama

)

KNOW ALL MEN BY THESE PRESENTS:

)

Shelby County

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That in consideration of **Six Hundred and Forty-Five Thousand dollars and Zero cents (\$645,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cooper M. Schley, Jr., an unmarried man** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Michael Thomas Anderson and Martine Blaudeau Anderson** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 15, according to the Map and Survey of Southlake, as recorded in Map Book 11, page 85 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2020, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$510,400.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

Notice of Permitted land uses as recorded in book 160, Page 492, in the probate office of Shelby County, Alabama.

Declaration of Protective Covenants of Southlake (Residential) as recorded in Book 160, Page 495 in the Probate Office of Shelby County, Alabama.

Fifty (50) foot building set back line and twenty (20) foot sanitary sewer easement as shown on the record plat as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

Riparian rights created by fact subject property fronts on Indian Valley Lake.

Building restrictions as shown on record plat being recorded in Map Book 11, Page 85 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 27th day of October, 2020.

Cooper M Schley, Jr. By and Through his Attorney in Fact Edward van Anderson (SEAL)
Cooper M Schley, Jr., By and Through his Attorney in Fact,
Edward van Anderson

State of Alabama)

General Acknowledgment

Shelby County)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Cooper M Schley, Jr., By and Through his Attorney in Fact, Edward van Anderson** and whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **27th day of October, 2020**.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023

[Signature]
Notary Public
My Commission Expires: 3/14/23

FILE NO: 2020435



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2020 08:15:20 AM
\$160.00 JESSICA
20201102000492760

Allen S. Bayl