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01/14/2022 03:41:25 PM
DEEDS 1/2

SEND TAX NOTICE TO:

BHM-21-210

Anne A. Meyer and Robert B. Meyer, Trustees of the Anne
A. Meyer Living Trust, Dated March 29, 2010, and any
amendments thereto
1801 Kirkman Cove
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SIX HUNDRED EIGHTY THOUSAND AND 00/100 (\$680,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sady Duffner Mauldin and Jacob P. Mauldin, a married couple**, whose address is 8255 Habersham Waters Road, Atlanta, GA 30350 (hereinafter "Grantor", whether one or more), by **Anne A. Meyer and Robert B. Meyer, Trustees of the Anne A. Meyer Living Trust, Dated March 29, 2010, and any amendments thereto**, (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 **Anne A. Meyer and Robert B. Meyer, Trustees of the Anne A. Meyer Living Trust, Dated March 29, 2010, and any amendments thereto**, the following described real estate situated in Shelby County, Alabama, the address of which is **1801 Kirkman Cove, Hoover, AL 35242** to-wit:

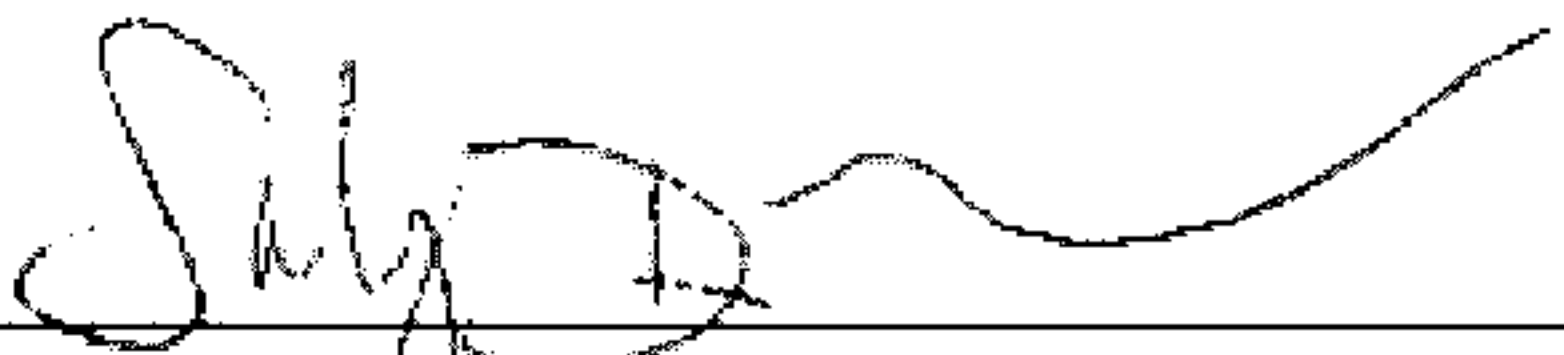
Lot 232, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 83, in the Probate Office of Shelby County, Alabama.

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 \$0.00 executed and recorded simultaneously herewith.

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 14th day of January 2022



Sady Duffner Mauldin

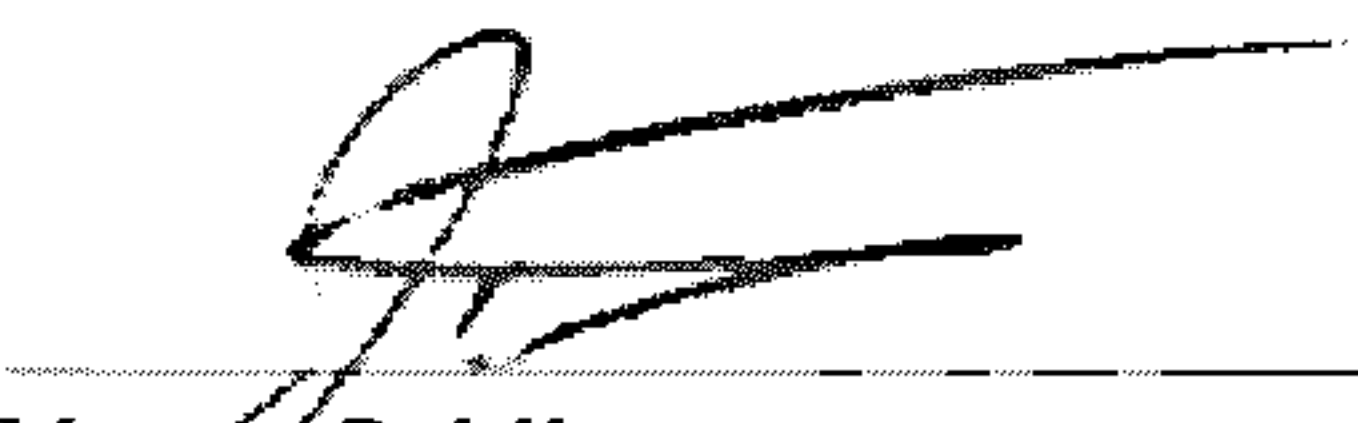


Jacob P. Mauldin

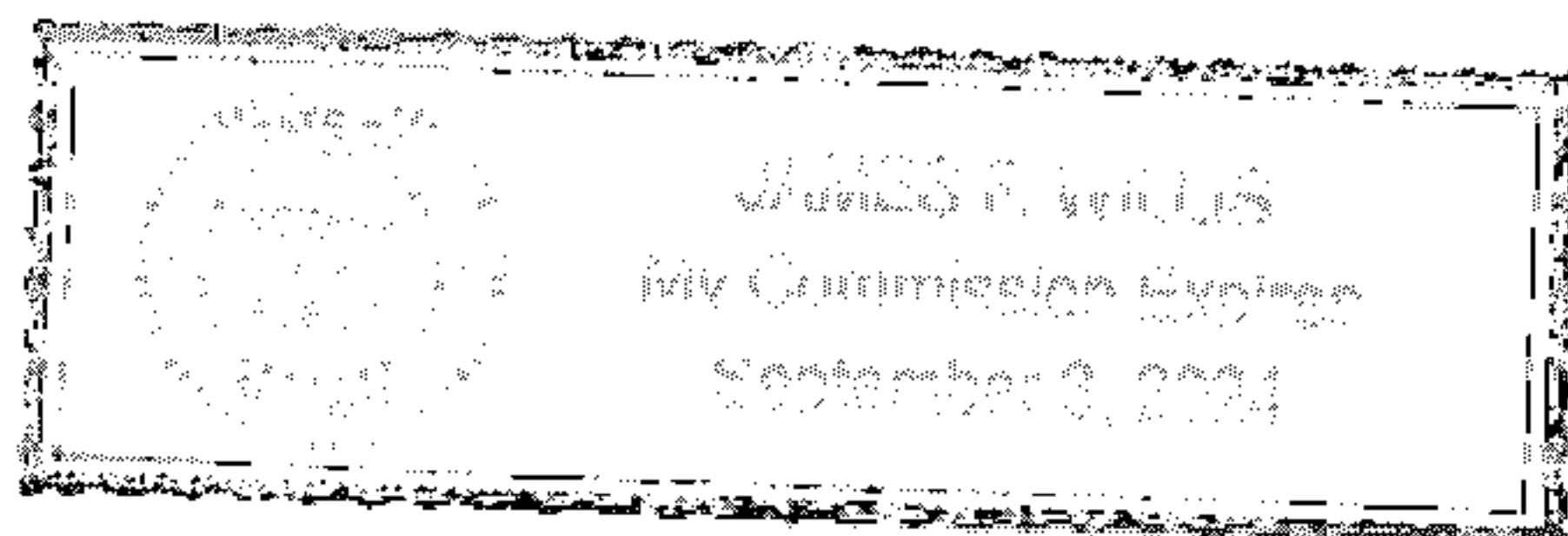
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sady Duffner Mauldin and Jacob P. Mauldin whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 2022.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$706.00 BRITTANI
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