

20220823000329870
08/23/2022 08:41:54 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Christopher Cook and Rachel Cook
3790 Dover Dr.
Birmingham AL 35223

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michelle Chatham, an unmarried person**, whose address is 1009 Dexter Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Christopher Cook and Rachel Cook**, whose address is 3790 Dover Dr. Birmingham AL 35223, (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 **Christopher Cook, and Rachel Cook, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **0 Sun Valley Road, Harpersville, AL 35078** to-wit:

PARCEL I:

The N 1/2 of the SW 1/4 of Section 3, Township 20, Range 2 East, Shelby County, Alabama.

PARCEL II:

The NW 1/4 of the SE 1/4 of Section 3, Township 20, Range 2 East, Shelby County, Alabama.

PARCEL III:

Commencing at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20, Range 2 East, Shelby County, Alabama; thence South along the West line of said 1/4-1/4 section a distance of 535.00 feet for the point of beginning; thence South 1 degree 57 minutes 00 seconds West a distance of 36.08 feet; thence North 88 degrees 07 minutes 56 seconds East a distance of 917.41 feet to the West right of way line of Shelby County Road No. 79; thence North 28 degrees 17 minutes 00 seconds West along said road right of way line for a distance of 40.20 feet; thence South 88 degrees 07 minutes 56 seconds West a distance of 897.12 feet to the point of beginning.

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 \$455,000.00 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 22nd day of August, 2022.

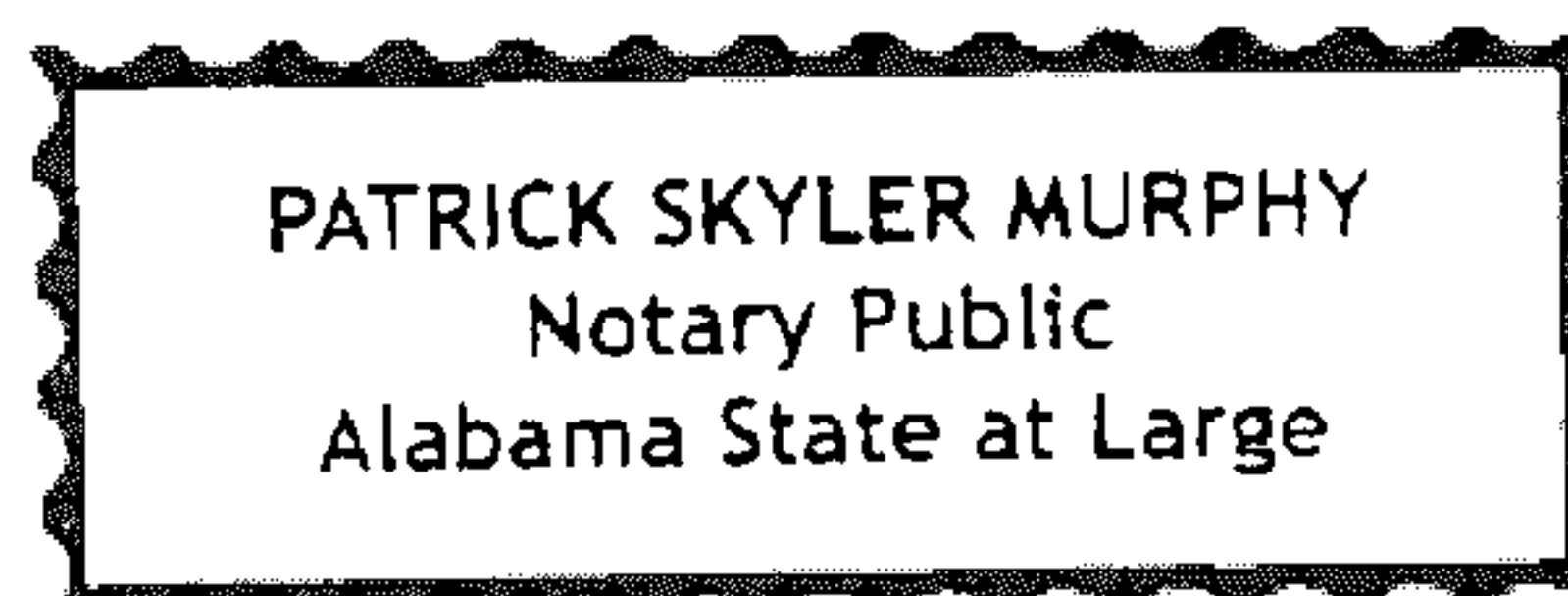

Michelle Chatham

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michelle Chatham 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 22nd day of August, 2022.


Notary Public
My Commission Expires: 03.25.26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2022 08:41:54 AM
\$725.00 JOANN
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