

Send tax notice to:  
TAYLOR N HACKETT  
1028 MERIWEATHER DRIVE  
CALERA, AL, 35040

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023126

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, KATHERINE MACON, MARLENE and ROBERT LEE RAWLINS, MARLENE whose mailing address is: 23897 Hwy. 49 South Tallapoosa, AL 36078 (hereinafter referred to as "Grantors") by TAYLOR N HACKETT whose property address is: 1028 MERIWEATHER DRIVE, CALERA, AL, 35040 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 43, according to the Survey of final plat of The Meadows at Meriweather, Phase 2, as recorded in Map Book 35, Page 84, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, easements, set back lines and right of ways as shown on record plat.
3. Restrictions or Covenants recorded in Instrument 20041020000578770.
4. Easements and Restrictions or Covenants recorded in Instrument 20040629000354890.
5. Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, Page 557.
6. Right of way to Shelby County, recorded in Deed Book 200, Page 463.
7. Restrictions appearing of record in Instrument 20050207000060630.
8. Declaration of Protective Covenants appearing of record in Instrument 20050923000495990.

**\$193,939.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property is not the homestead of the grantors, nor that of any spouses, as defined by the Code of the State of Alabama.

Katherine Macon and Robert Lee Rawlins are the only heirs of Robert M Rawlins.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of April, 2023.


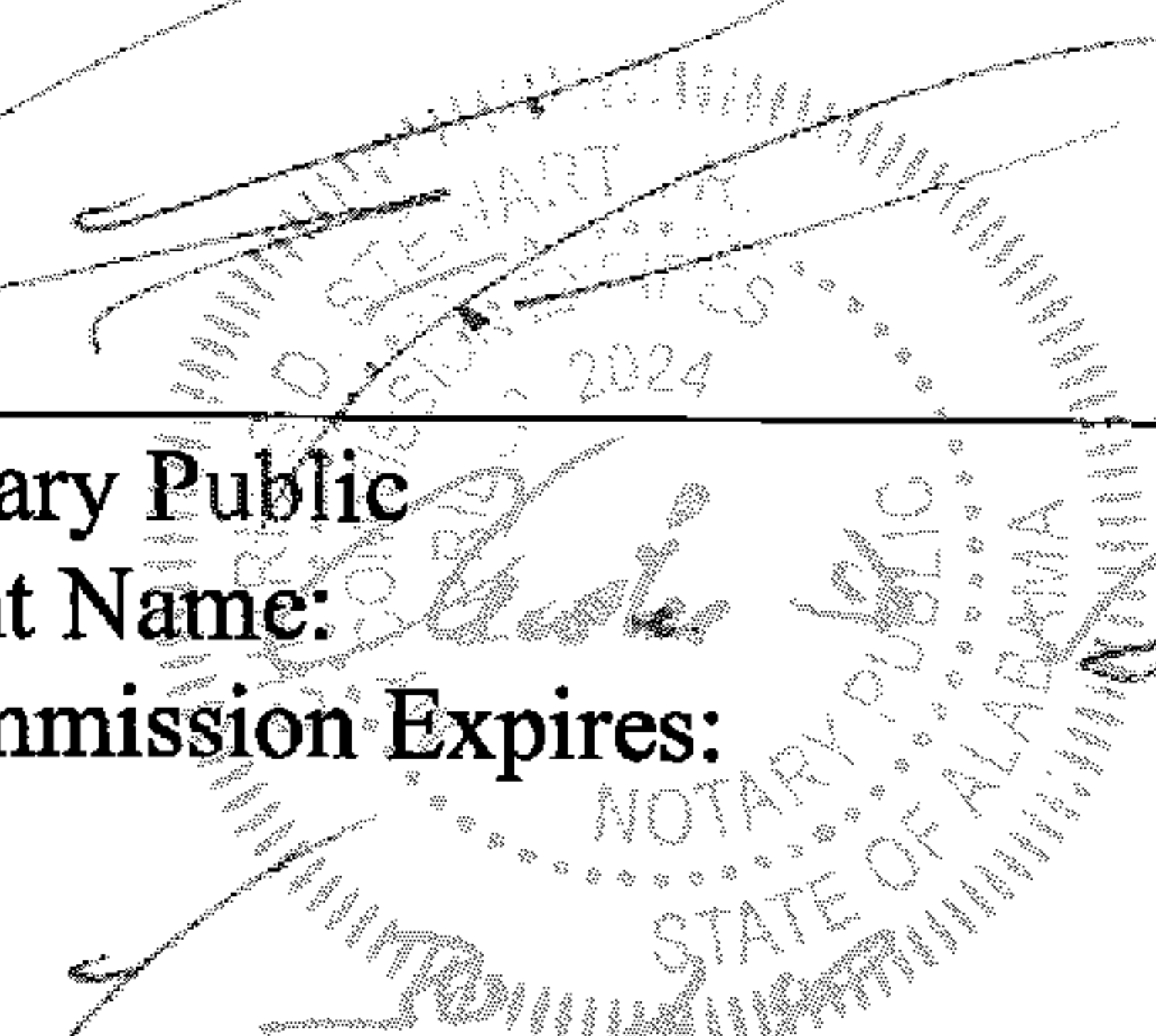
  
KATHERINE MACON

  
ROBERT LEE RAWLINS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHERINE MACON and ROBERT LEE RAWLINS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of April, 2023.

  
Notary Public  
Print Name: Christine Stewart  
Commission Expires: 2024  




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/28/2023 10:52:57 AM  
\$26.00 JOANN  
20230428000124390

*Allie S. Boyd*