

**SEND TAX NOTICE TO:**

Eric Van Kooten and Melissa Van Kooten  
2075 Fire Pink Court  
Hoover, AL 35244

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 **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Harold Alan House and Jennifer Turner House, a married couple**, whose address is 2421 Walking Fern Ln, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Eric Van Kooten and Melissa Van Kooten**, whose address is 2075 Fire Pink Court, Hoover, AL 35244, (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 **Eric Van Kooten and Melissa Van Kooten, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2075 Fire Pink Court, Hoover, AL 35244 to-wit:**

**Lot 103, according to the Survey of Fourth Addition, Riverchase West, as recorded in Map Book 7, page 156 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 \$332,500.00 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 15th day of December, 2023.

Harold Alan House

**Harold Alan House**

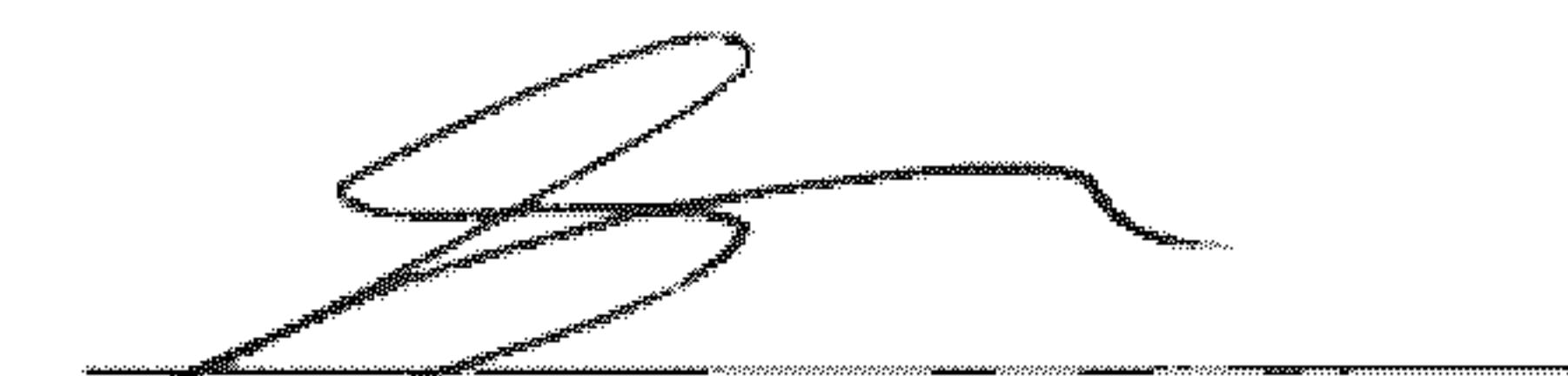
Jennifer Turner House

**Jennifer Turner House**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Harold Alan House and Jennifer Turner House 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 15th day of December, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY  
Notary Public  
Alabama State at Large



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/21/2023 09:14:16 AM  
\$42.50 JOANN  
20231221000366340

*Allie S. Boyd*