

Send Tax Notice to:
Matthew Rush and Rachel Rush
4665 Hwy 47
Shelby, AL 35143

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-26-111

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$32,500.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Brandi L. Cospers, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

528 County Road 627, Hanceville, AL 35077

by **Matthew Rush and Rachel Rush (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4665 Hwy 47, Shelby, AL 35143

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **0 Gregory Drive, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of January, 2026

Brandi L. Coper
Brandi L. Coper

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandi L. Coper 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 19 day of January, 2026.

Lesley Carlisle
Notary Public
My Commission Expires: 01-31-2029

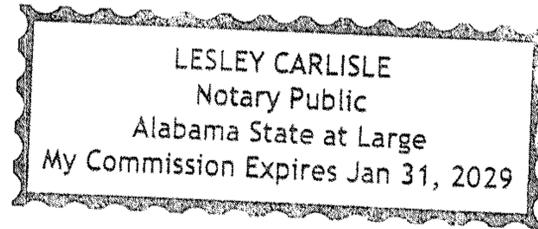


EXHIBIT A

Property 1:

Lot 19, 20, 21, 22, 23, and 24, Block E, according to the Map and Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 09:34:17 AM
\$60.50 BRITTANI
20260203000031200

Allie S. Boyd