

20190911000333630
09/11/2019 12:16:25 PM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Amy Rast
1051 Oak Meadows Rd
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Ninety-Two Thousand and 00/100 Dollars (\$392,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Ginger P Watkins and husband, John Watkins

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Amy Rast

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 38, according to the Survey of Oak Meadows, 2nd Sector, as recorded in Map Book 22, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

Ginger P. Watkins is one and the same person as Ginger P. Wilson, grantee in deed recorded in Instrument No. 20101012000338990.

\$372,400.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this August 26, 2019.

Ginger P Watkins
Ginger P Watkins

John Watkins
John Watkins

STATE OF Alabama)
COUNTY OF Baldwin)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ginger P Watkins** and husband, **John Watkins** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 30, 2019.

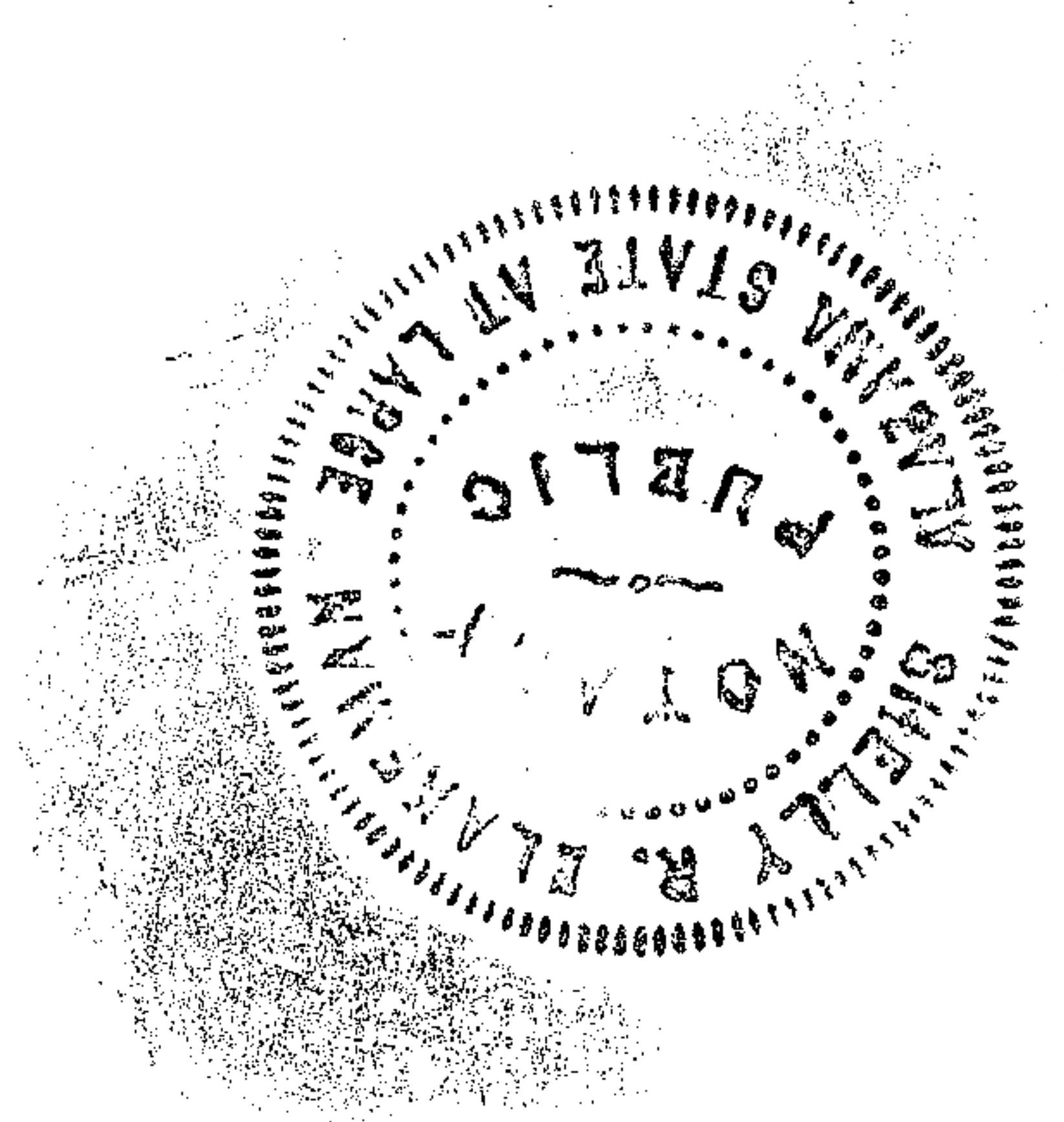
Shelly R Blakeman
Notary Public

My Commission Expires:

Grantor's Address:
6004 Firefly Drive
Pensacola, FL 32507

Property Address:
1051 Oak Meadows Rd
Birmingham, AL 35242

SHELLY R BLAKEMAN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES: AUGUST 21, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2019 12:16:25 PM
\$45.00 CHERRY
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Alli S. Boyd