

Send Tax Notice to:
Randall Watkins and Donna Watkins

595 Seminole Trail
Pell City, AL 35128

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-2013**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$565,000.00)** 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

Richard Horn and Mary Horn, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

2368 Altadena Crest Drive, Birmingham, AL 35242

by **Randall Watkins and Donna Watkins (herein referred to as "Grantee," whether one or more),** whose mailing address is

595 Seminole Trail, Pell City, AL 35128

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 **858 Griffin Park Circle, Birmingham, AL 35242**, 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, 2024 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 12th day of April, 2024.

Richard Horn
Richard Horn
Mary Horn
Mary Horn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Richard Horn and Mary Horn 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 12th day of April, 2024.

Notary Public
My Commission Expires.

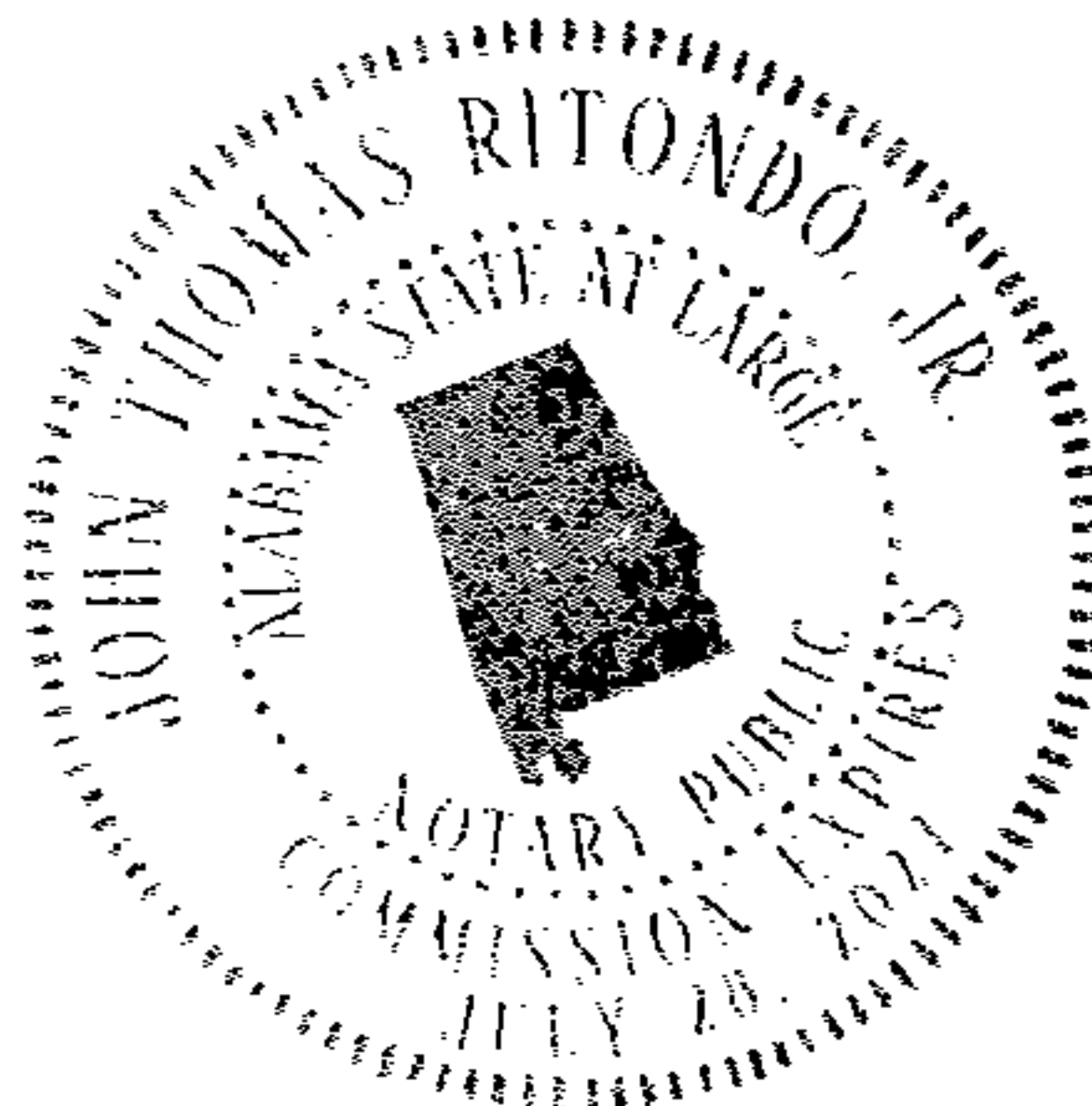


EXHIBIT A

Property 1:

LOT A-114, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT, SECTOR 1, PHASE 3, AS RECORDED IN MAP BOOK 53, PAGE 92, 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
04/12/2024 10:13:42 AM
\$593.00 JOANN
20240412000104630

Allen S. Bayl