

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY

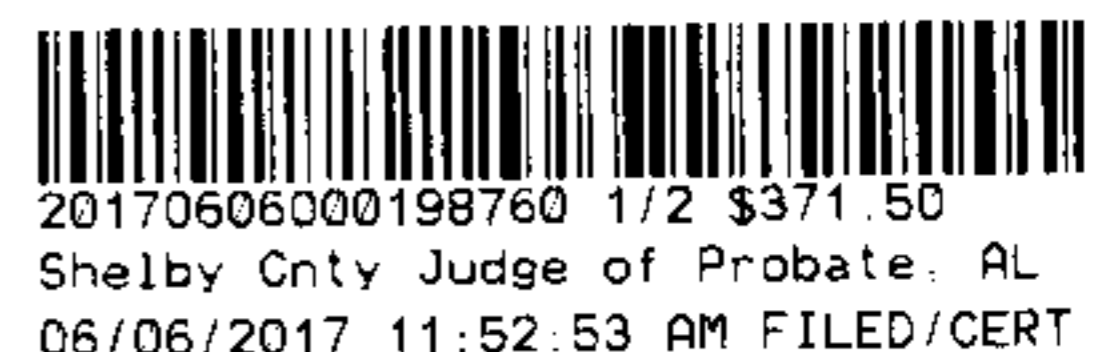
**Know all Men by these Presents:** That, in consideration of **THREE HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED and No/100 Dollars (\$353,400.00)** the amount of which has been verified by the sales contract between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN A. WATSON and ERICA M. WATSON (also known as Erica Michelle Miller), husband and wife**, having an address of **203 Bridle Lane, Birmingham, AL 35243** (herein together referred to as the "Grantors") do by these presents grant, bargain, sell and convey unto the **CANDACE N. CAINE REVOCABLE TRUST, dated JULY 1, 2014** , having an address of **2219 Montreat Drive, Vestavia, AL 35216** (herein referred to as "Grantee") all of the Grantors' interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:  
**LOT 8, ACCORDING TO THE SURVEY OF HUNTERS GATE, AS RECORDED IN MAP BOOK 43, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

PROPERTY ADDRESS: **1232 HUNTERS GATE DRIVE, BIRMINGHAM, AL 35242**

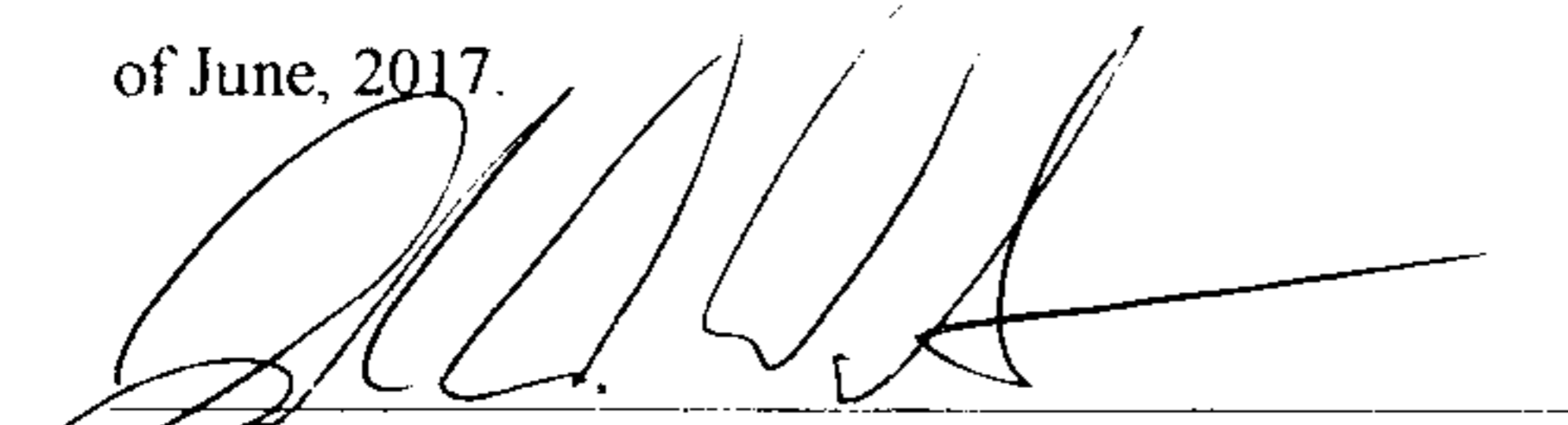
ERICA M. WATSON IS ONE AND THE SAME PERSON AS ERICA MICHELLE MILLER, the Grantee of that certain deed dated March 24, 2016 and recorded March 25, 2016 in Instrument No. 20160325000095290.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that



the premises is free from all encumbrances except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by and through the Grantors.

**In Witness Whereof**, the said Grantors have set their hands and seals this 2<sup>nd</sup> day of June, 2017.

  
\_\_\_\_\_  
**JOHN A. WATSON**

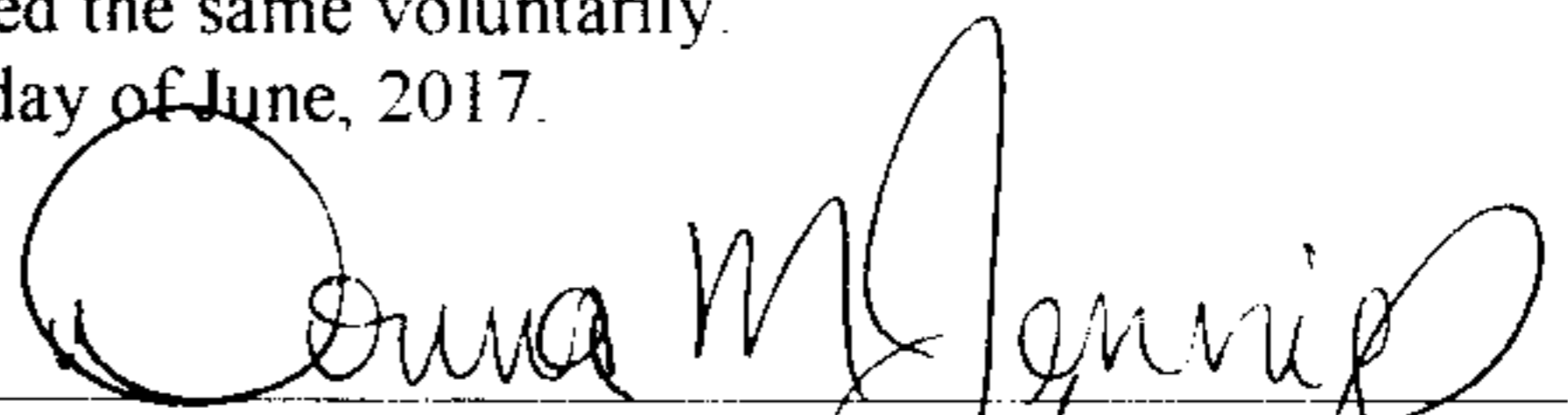
  
\_\_\_\_\_  
**ERICA M. WATSON**

STATE OF ALABAMA  
SHELBY COUNTY

I, DONNA M. JENNINGS, a Notary Public in and for said County in said State, hereby certify that JOHN A. WATSON and ERICA M. WATSON 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 such instrument, they executed the same voluntarily.

Given under my hand and seal this 2<sup>nd</sup> day of June, 2017.




  
\_\_\_\_\_  
Notary Public  
My commission expires 1/30/2019

**SEND TAX NOTICE TO:** CANDACE N. CAINE REVOCABLE TRUST,  
1232 Hunters Gate Drive Hoover AL 35242

**THIS INSTRUMENT PREPARED BY:**  
Donna M. Jennings, Esq., PO Box 546, Sumiton, AL 35148, 205.602.6110

Shelby County, AL 06/06/2017  
State of Alabama  
Deed Tax: \$353.50

  
20170606000198760 2/2 \$371.50  
Shelby Cnty Judge of Probate, AL  
06/06/2017 11:52:53 AM FILED/CERT