

20170831000318490

08/31/2017 01:02:46 PM

DEEDS 1/2

Send tax notice to:

Renee Elise Watkins and Lanny Alan Watkins

1813 Southpointe Circle

Hoover, AL 35244

BHM1600452

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

ASSESSED VALUE :
\$ 202,700.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **Renee Elise Watkins formerly known as Renee E. Burger and Lanny Alan Watkins, wife and husband, whose mailing address is: 1813 Southpointe Circle, Hoover, AL 35244** (hereinafter referred to as "Grantor"), by **Renee Elise Watkins and Lanny Alan Watkins** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of the Amended Map of Southpointe, Fourth Sector, as recorded in Map Book 13, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

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

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

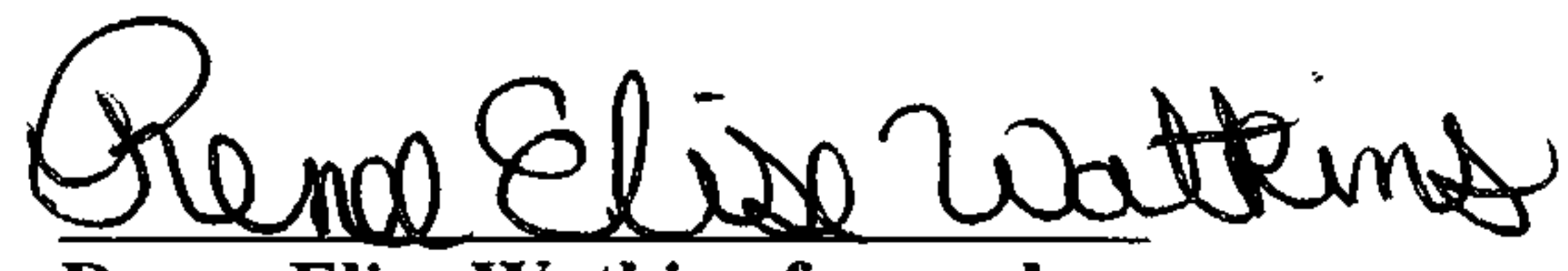
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

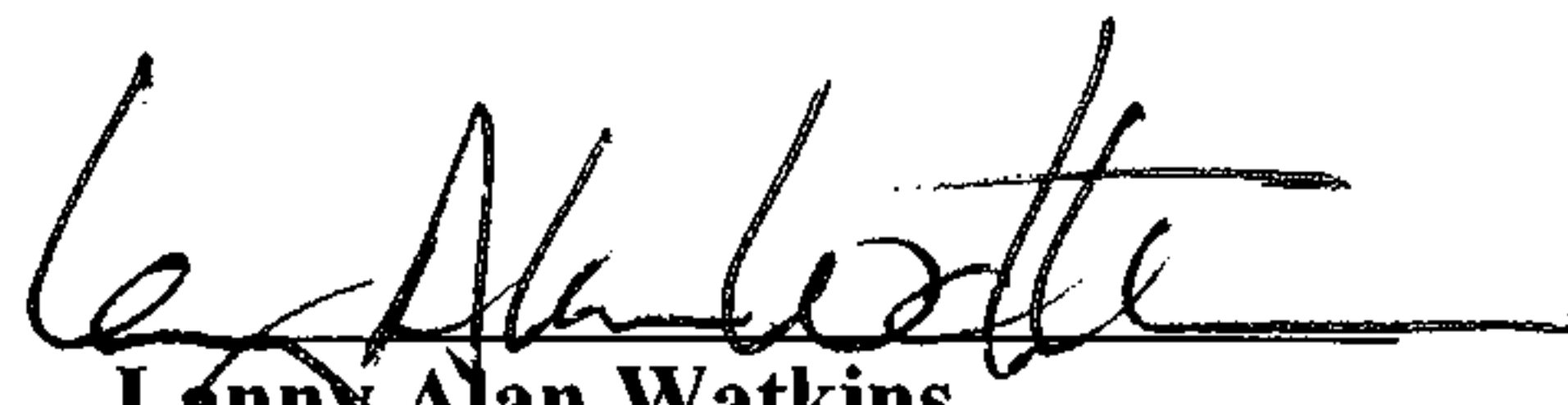
TO HAVE AND TO HOLD to Grantee, their heirs, executors, administrators and assigns forever.

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

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 32
day of August, 2017.


Renee Elise Watkins formerly
known as Renee E. Burger

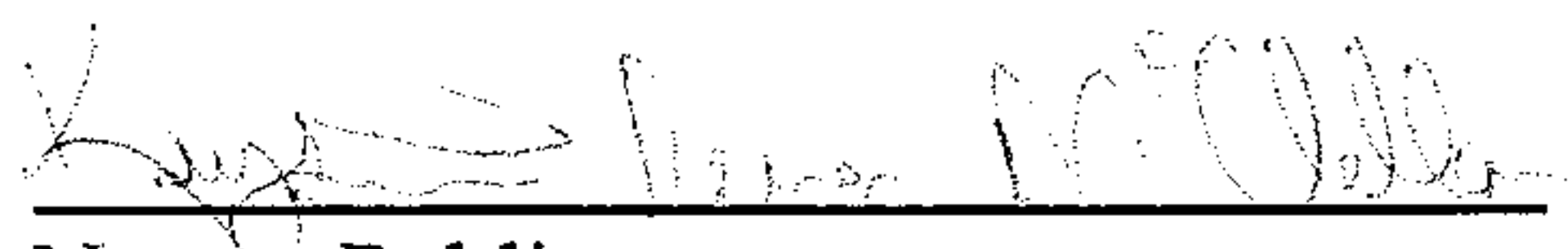

Lanny Alan Watkins

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Renee Elise Watkins formerly known as Renee E. Burger and Lanny Alan Watkins**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 32 day of August, 2017.

(Notary
Seal)


Notary Public
Print Name: Krystin Rana McClellan
Commission Expires: January 26, 2020

KRYSTIN RENA MCCLELLAN
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2017 01:02:46 PM
\$281.00 CHERRY
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