

This Instrument Was Prepared By:  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2018-02-5517  
Documentary Evidence: Sales Contract

Send Tax Notice To:  
Antonio L. Taylor and  
Veronica C. Taylor  
213 Treymoor Lake Circle  
Alabaster, AL 35007  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$232,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Jason M. Watson**, a single individual (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Antonio L. Taylor and Veronica C. Taylor**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 482, according to the survey of Weatherly, Treymoor Abbey, Sector 22, as recorded in Map Book 21, page 59, in the Probate Office of Shelby County, Alabama.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 11th day of May, 2018.

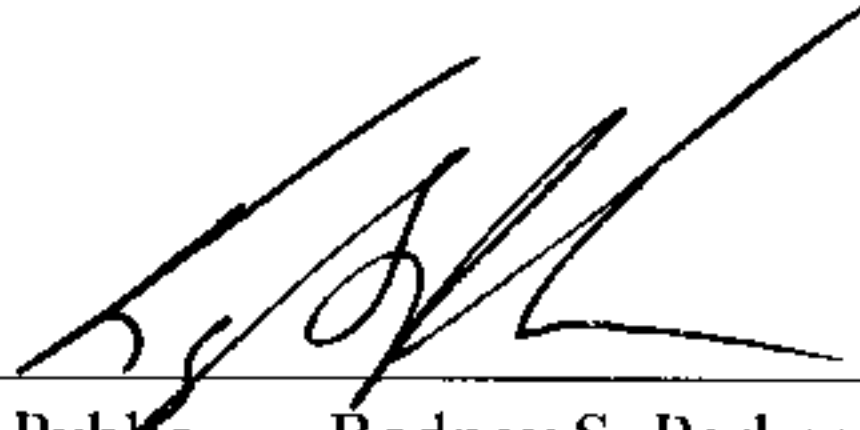
*Jason M. Watson by and through his Attorney in Fact Maria del Pilar Acosta Lara*  
Jason M. Watson by and through his Attorney in Fact *del Pilar Acosta Lara*  
Maria Del Pilar Acosta Lara

  
20180514000164790 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/14/2018 09:16:02 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Maria Del Pilar Acosta Lara**, whose name as Attorney in Fact for **Jason M. Watson**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of Jason M. Watson on the date the same bears date.

Given under my hand and official seal, this 11th day of May, 2018.

  
\_\_\_\_\_  
Notary Public   Rodney S. Parker  
My Commission Expires: 12/09/2019



Grantor's Mailing Address:  
*336 Westone Brook Pl*  
*Hoover, AL 35226*