

Send tax notice to:

Brendan S. Torrance and Ruth A. Braden  
1205 Old Cahaba Trace  
Helena, Alabama 35080  
HOV1900359

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand, Five Hundred and 00/100 Dollars (\$235,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **Christopher P. Williamson, II and Kristen A. Williamson f/k/a Kristen A. Powell**, a married couple; whose mailing address is: 5657 Helena Road, Helena, AL 35080 (hereinafter referred to as "Grantor") to **Brendan S. Torrance and Ruth A. Braden**, as joint tenants with rights of survivorship, (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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 346 according to the Survey of Old Cahaba Oak Ridge Sector, Third Addition as recorded in Map Book 27, Page 59, Shelby County, Alabama Records.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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


MINING AND MINERAL RIGHTS EXCEPTED.

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

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

IN WITNESS WHEREOF, Grantor, **Christopher P. Williamson, II and Kristen A. Williamson f/k/a Kristen A. Powell**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this the 12th day of August, 2019.

  
Christopher P. Williamson, II

  
Kristen A. Williamson f/k/a Kristen A. Powell


**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher P. Williamson, II and Kristen A. Williamson f/k/a Kristen A. Powell, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of August, 2019.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: NICHOLAS DEAN LESLIE  
Commission Expires: 12-29-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2019 02:49:24 PM  
\$253.50 CHERRY  
20190812000291230

