

20190930000356570  
09/30/2019 01:03:20 PM  
DEEDS 1/2

Send Tax Notice to:

Michael H. Knight and Cameon S. Knight  
100 Jasmine Lane  
Chelsea, Al 35043

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **George Robert Watts and Peyton N. Watts, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 717 Talon Cove, Birmingham, Al 35242 grant, bargain, sell and convey unto **Michael H. Knight and Cameon S. Knight** (herein referred to as grantees) whose mailing address is 100 Jasmine Lane, Chelsea, Al 35043 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 100 Jasmine Lane, Chelsea, Al 35043 to wit:

**Lot 635, according to the Map and Survey of Windstone IV Subdivision, as recorded in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.**

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$232,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their 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 the 26 day of September 2019

George Robert Watts  
George Robert Watts  
Peyton N. Watts  
Peyton N. Watts

STATE OF ALABAMA,

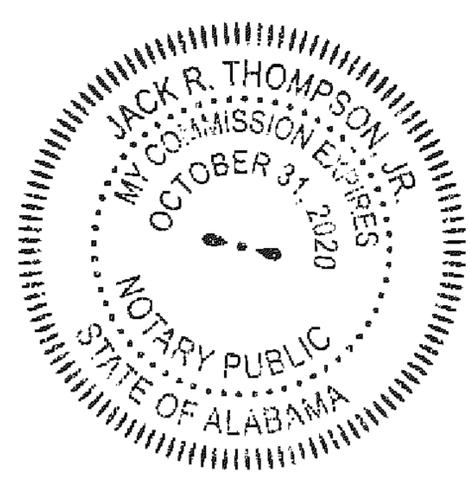
JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **George Robert Watts and Peyton N. Watts** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26<sup>th</sup> day of September, 2019

My Commission Expires: 10/31/2020

[Signature]  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB 1256



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/30/2019 01:03:20 PM  
\$83.00 CHERRY  
20190930000356570

Allie S. Bayl