

Send Tax Notice to:

George Robert Watts and Peyton Nelon Watts

20190930000357410

09/30/2019 03:41:43 PM

DEEDS 1/2

[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 **Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00)**, 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, **Gregory E. Cagle and Lisa K. Cagle, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 4820 Steamboat Cir, Rapid City SD 57702 grant, bargain, sell and convey unto **George Robert Watts and Peyton Nelon Watts** (herein referred to as grantees) whose mailing address is 717 Talon Cove, Birmingham, AL 35242 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 717 Talon Cove, Birmingham, AL 35242 to wit:

Lot 40, according to the Final Plat of Eagle Trace Phase 2, as recorded in Map Book 30, Page 38, in the Office of the Judge of Probate 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.


\$254,400.00 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 _____ day of _____, 2019




Gregory E. Cagle



Lisa K. Cagle

STATE OF South Dakota Pennington COUNTY SE:


_____, a Notary Public in and for said county in said state, hereby certify that Gregory E. Cagle and Lisa K. Cagle 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 20th day of September, 2019

My Commission Expires:

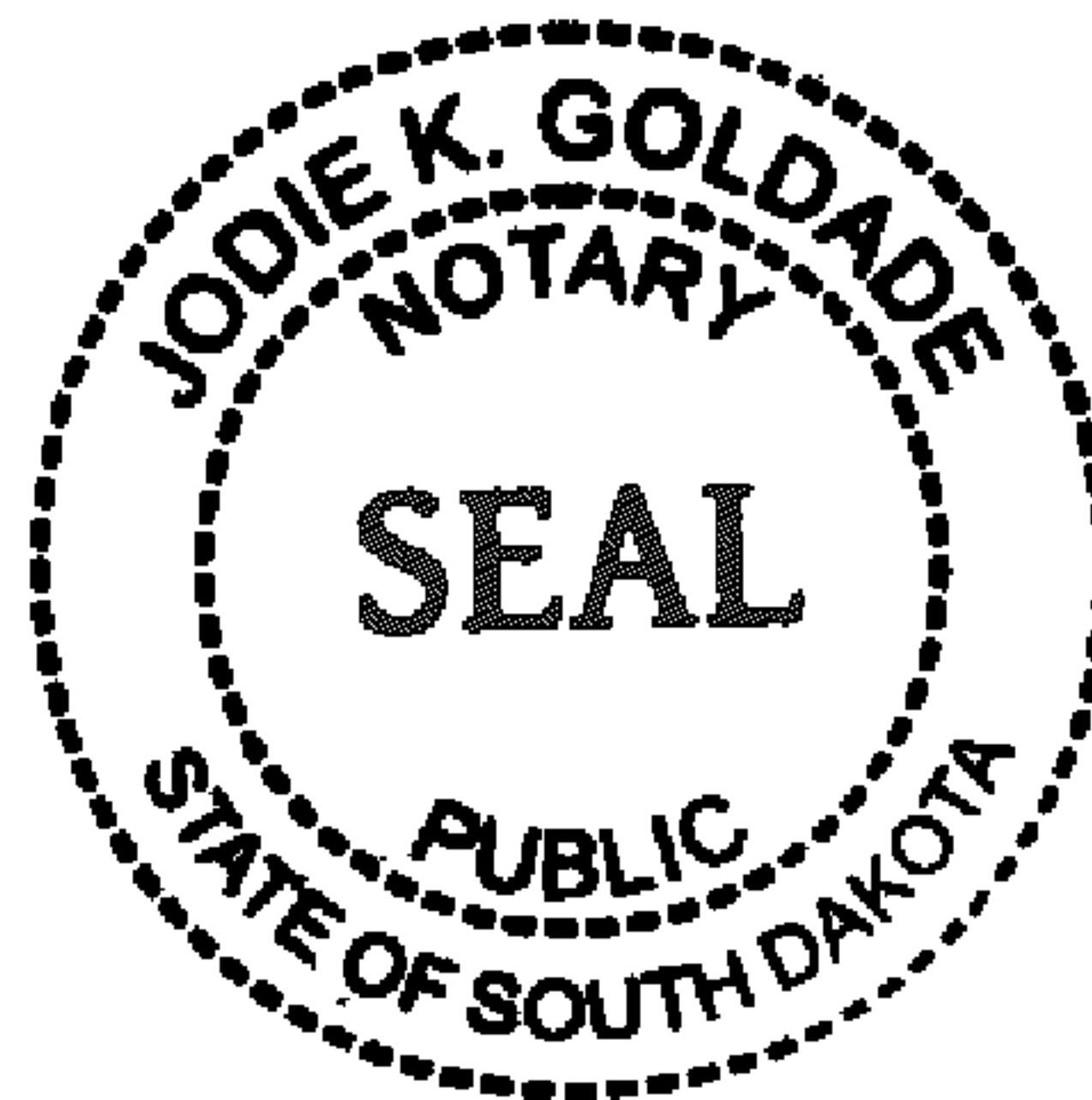
My Commission Expires
June 1, 2024

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

File No. ATB1266



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2019 03:41:43 PM
\$89.00 CHARITY
20190930000357410

