

# WARRANTY DEED

20200117000023600  
01/17/2020 10:36:05 AM  
DEEDS 1/2

This Instrument Was Prepared By:

Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:

Stacie Lynn Specht  
Michael Lee Specht  
172 Sterling Gate Dr  
Alabaster, AL 35007

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Patricia A Williams, unmarried** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Stacie Lynn Specht and Michael Lee Specht** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 50, according to the Survey of Final Plat of Sterling Gate Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama**

\$283,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event 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 and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this January 3, 2020.

Patricia A. Williams  
Patricia A Williams

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Patricia A Williams, unmarried**, 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 this instrument, Patricia A Williams executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 3, 2020.

Melissa V. Minor  
Notary Public

My Commission Expires: Nov 12, 2023

Grantor's Address:  
908 Brookwood Lane  
Maryville TN 37801

Property Address:  
172 Sterling Gate Dr  
Alabaster, AL 35007



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/17/2020 10:36:05 AM  
\$56.50 MIST  
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Allen S. Bayl