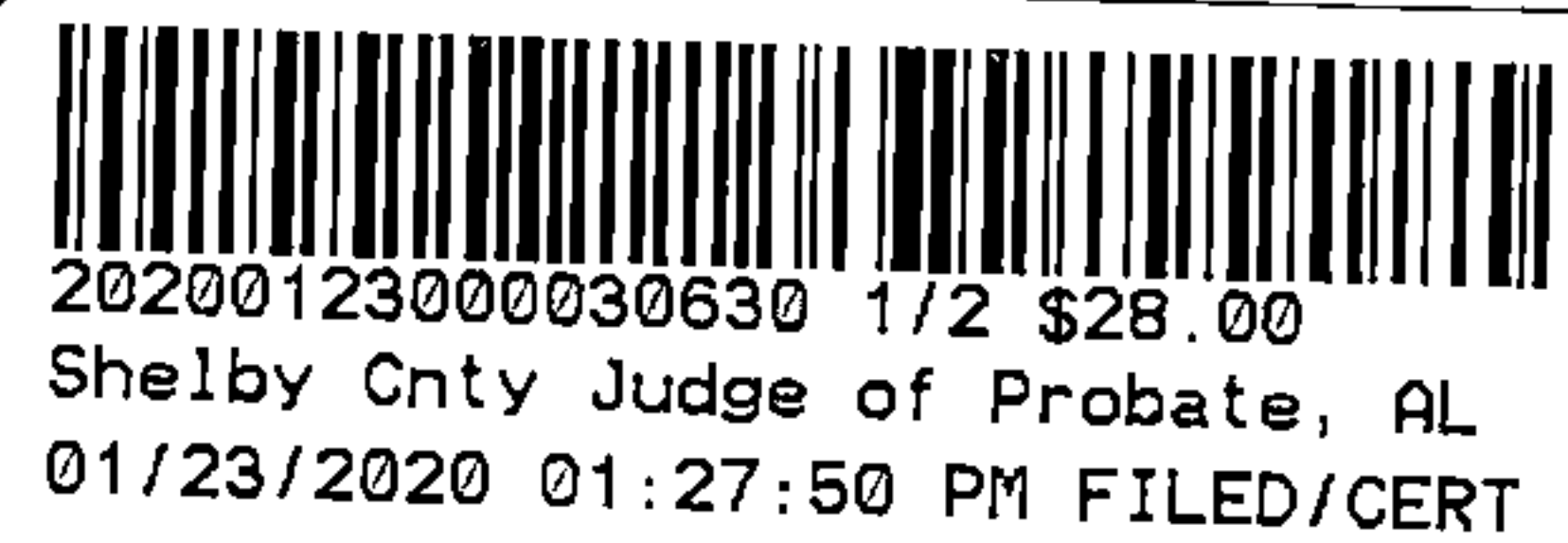


This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Three Thousand and no/100 (\$163,000.00) Dollar and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Karla P. Meraz** a Single person (herein referred to as grantor), grant, bargain, sell and convey to **Courtney Lawson and Billy Lawson** (herein referred to as grantees) for and during their joint lives 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 property, situated in Shelby County, Alabama, to-wit:

Lots 4 and 5, in Block 260, according to the J. H. Dunstan's Map and Survey of the Town of Calera, Alabama, Situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

The grantor herein certifies that the above described property constitutes no part of his present marital homestead.

\$160,047.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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, C. Richard Moore, Jr. has hereto set his signature and seal, this the 20th day of December, 2019.

Karla P. Meraz
Karla P. Meraz

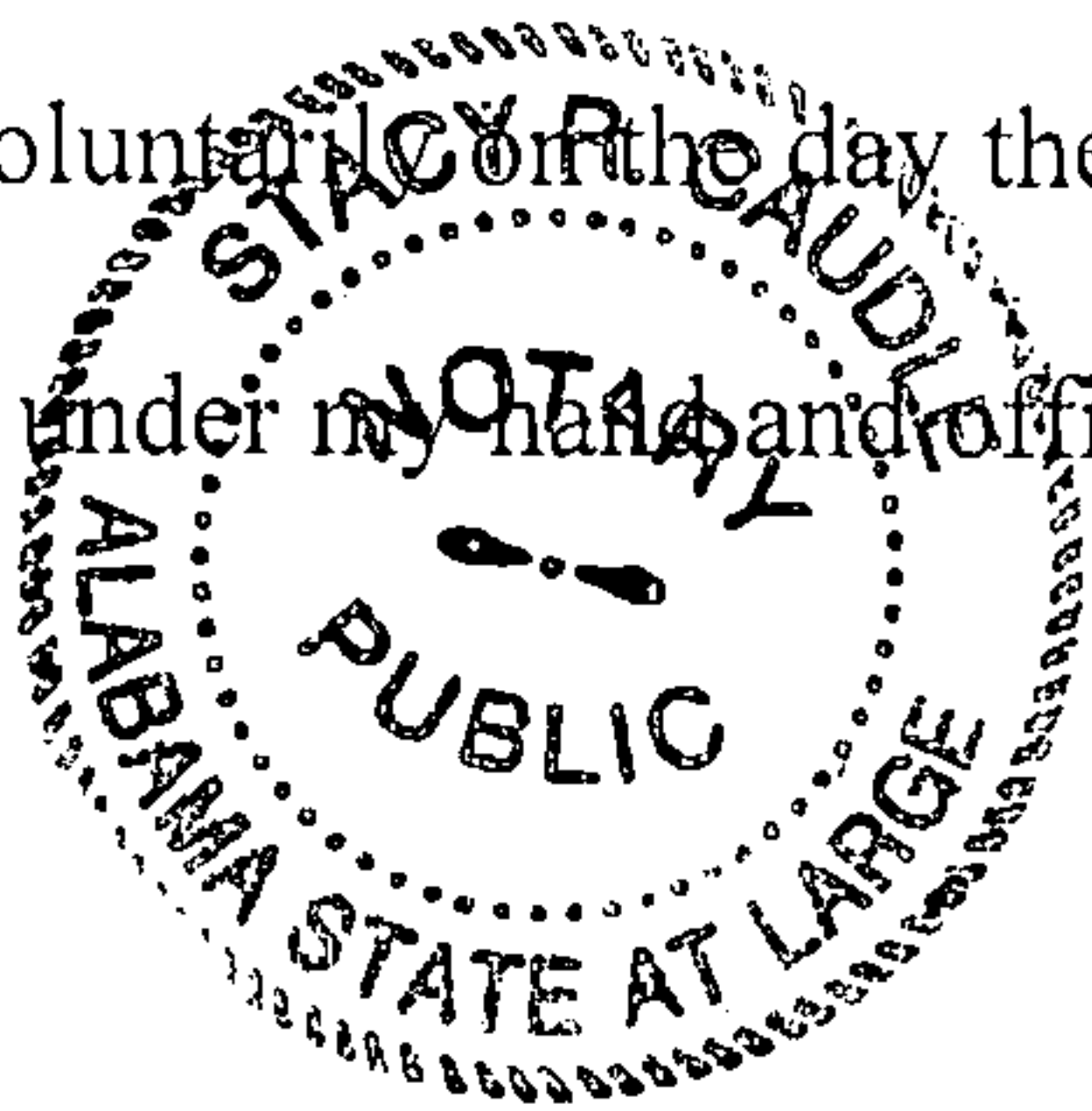
STATE OF ALABAMA

CHILTON COUNTY

Shelby County, AL 01/23/2020
State of Alabama
Deed Tax: \$3.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karla P. Meraz, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of December, 2019.



Stacy R Caudle
Notary Public 2-25-20

Address of Grantee: 2040 14th St.
Calera AL 35040

Address of Grantor: 2040 14th St.
Calera AL 35040

Property Address:
2040 14th Street
Calera, AL 35040



20200123000030630 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/23/2020 01:27:50 PM FILED/CERT