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02/21/2020 12:38:05 PM
DEEDS 1/1

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Danielle Watson
Frederick Watson4885 Stonecreek Way
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Sixty Eight Thousand Dollars and No Cents ($168,000.00) 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 whereof is acknowledged, I or we

Jamie C. McWilliams, a single person, whose mailing address is:
4031 Park Crossings Drive, Chelsea, AL 35043

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Danielle Watson and Frederick Watson, whose mailing address is:

4885 Stonecreek Way, Calera, AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 4885 Stonecreek Way, Calera, AL 35040 to-wit:

Lot 30, according to the Final Plat Map of Stone Creek, Phase 5, Plat One, Lake Sector, as recorded in Map Book 39 page 22, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

$159,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 warrants 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 18 day of February, 2020

Jamie C. McWilliams

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/21/2020 12:38:05 PM
$30.50 CHERRY
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State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie C. McWilliams, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 18 day of February, 2020

Notary Public, State of Alabama
Erin Potter McConatha
Printed Name of Notary
My Commission Expires: 1-25-24

ERIN POTTER McCONATHA NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Jan. 25, 2024