

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Shannon M McBay
Brittany N McBay
218 Rolling Mill St
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Christopher M Washburn and wife, **Meredith Barnes Washburn**
(herein referred to as Grantors) do grant, bargain, sell and convey unto
Shannon M McBay and Brittany N McBay
(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 6-A, according to the Resurvey of Lots 5, 6 and 7, Mullins East Side Addition to Helena, as recorded in Map Book 19, Page 40, in the Probate Office of Shelby County, Alabama.

Meredith Barnes Washburn is one and the same as Meredith Barnes, grantee in Warranty Deed recorded in Instrument 2005020200053130.

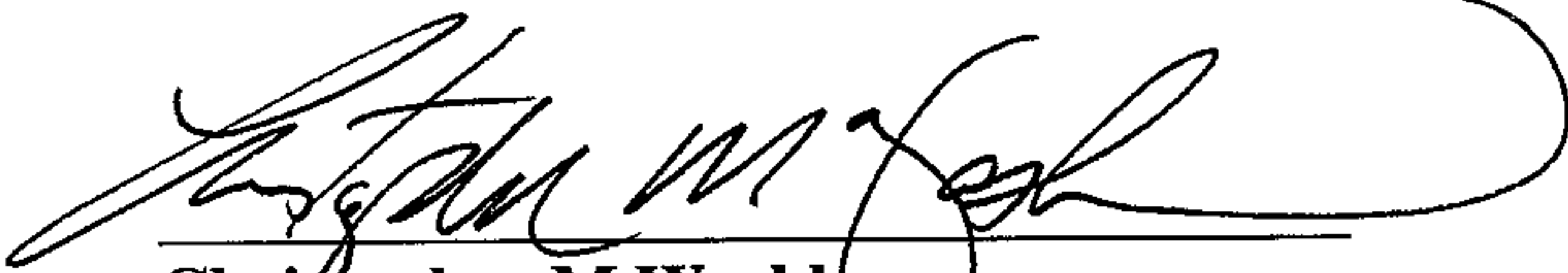
\$188,522.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

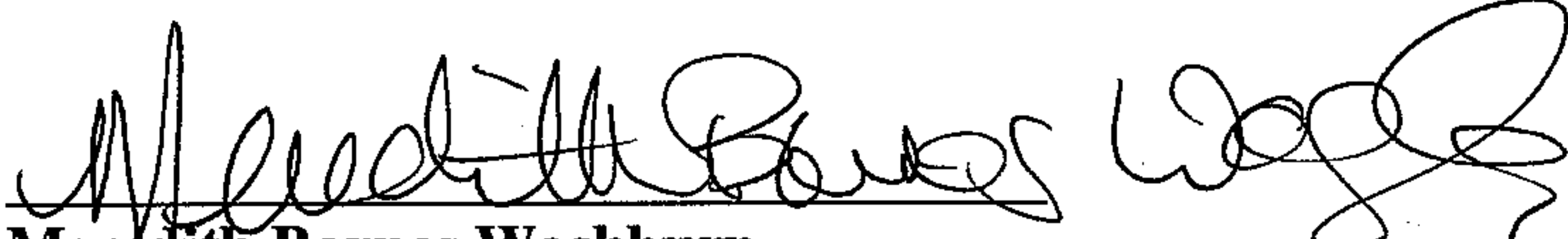
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hands and seals, this February 28, 2020.


Christopher M Washburn



Meredith Barnes Washburn

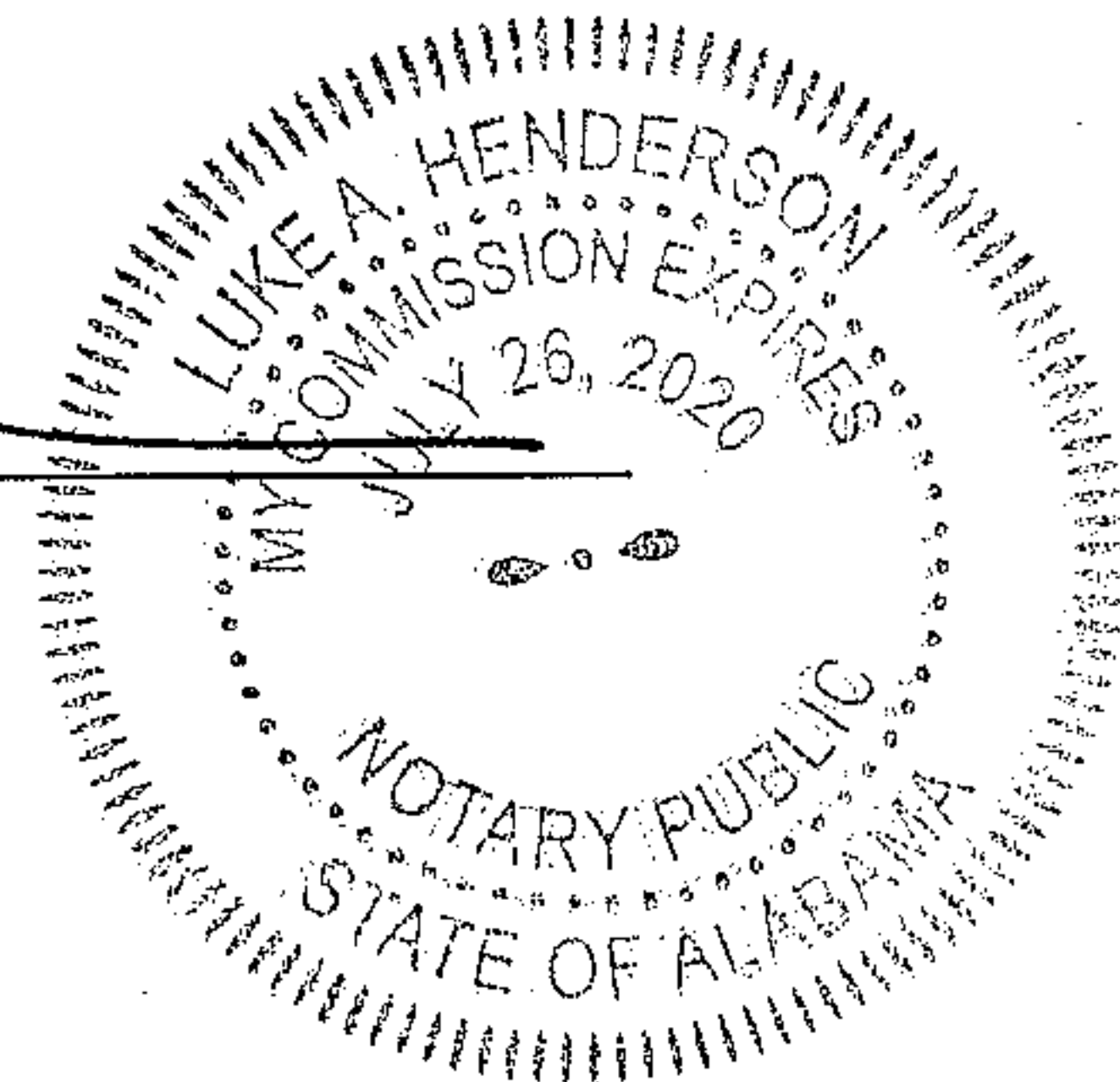
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Christopher M Washburn** and wife, **Meredith Barnes Washburn** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 28, 2020.

My Commission Expires: 07/26/2020


Notary Public



Grantor's Address:
184 Jessco Ln
Boaz, AL 35957
Property Address:
218 Rolling Mill St
Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2020 02:53:18 PM
\$25.50 CHERRY
20200305000088530

Allen S. Bayl