

20200714000291230

07/14/2020 10:10:23 AM

DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
John T. Watley IV
3025 Old Stone Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Two Thousand Dollars and No Cents (\$272,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Debra Ann Machado and Steven Joseph Machado, a married couple, whose mailing address is:

3025 Old Stone Dr, Birmingham, AL 35242

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

John T. Watley IV, whose mailing address is:

3208 Berkeley Ln, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3025 Old Stone Dr., Birmingham, AL 35242** to-wit:

LOT 11-B, ACCORDING TO A RESURVEY OF LOTS 11-A AND 12-A, BLOCK 2, A RESURVEY OF LOTS 6, 7, 8, 9, 10, 11, 12, 14 AND 15, BLOCK 2, STONERIDGE, PHASE 1, AS RECORDED IN MAP BOOK 7, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 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 14th day of July, 2020.

Debra Ann Machado
Debra Ann Machado

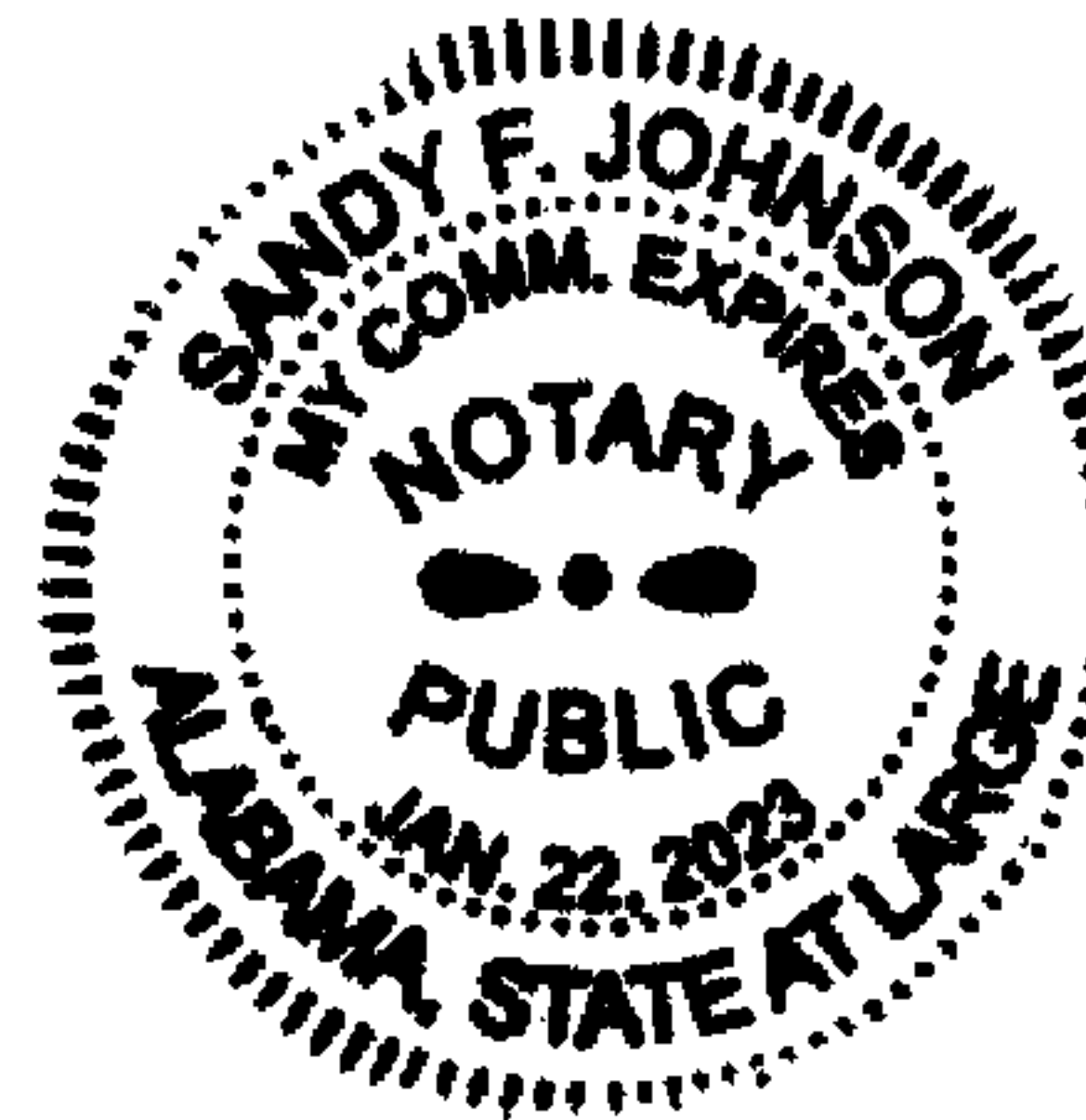
Steven Joseph Machado
Steven Joseph Machado

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Debra Ann Machado and Steven Joseph Machado, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2020

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 1/22/23



20200714000291230 07/14/2020 10:10:23 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2020 10:10:23 AM
\$297.00 MISTI
20200714000291230

Allen S. Bayl