

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1628B

134 Sunset Ln
Calera AL 35040

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-five Thousand Five Hundred and 00/100 Dollars (\$155,500.00)** 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 where is acknowledged. I or we, **Raquel Stevenson f/k/a Raquel A. Rancher, a single person** whose mailing address is: 4747 Mesquite Forest Dr. 36180 Woodbury, TX (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Penny Annette Hudson and Kim Gale Hudson**, whose mailing address is: 134 Sunset Ln Calera AL 35040 (herein referred to as grantees), for and during their joint lives as joint tenants 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 real estate, situated in **Shelby** County, Alabama, having a property address of **134 Sunset Lane, Calera, AL 35040** to wit:

Lot 22, according to the Survey of Summerchase Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$152,682.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 20th day of Aug, 2020.

Raquel Stevenson 8-28-2020
Raquel Stevenson f/k/a Raquel A. Rancher

STATE OF ALABAMA

Jefferson County ss:

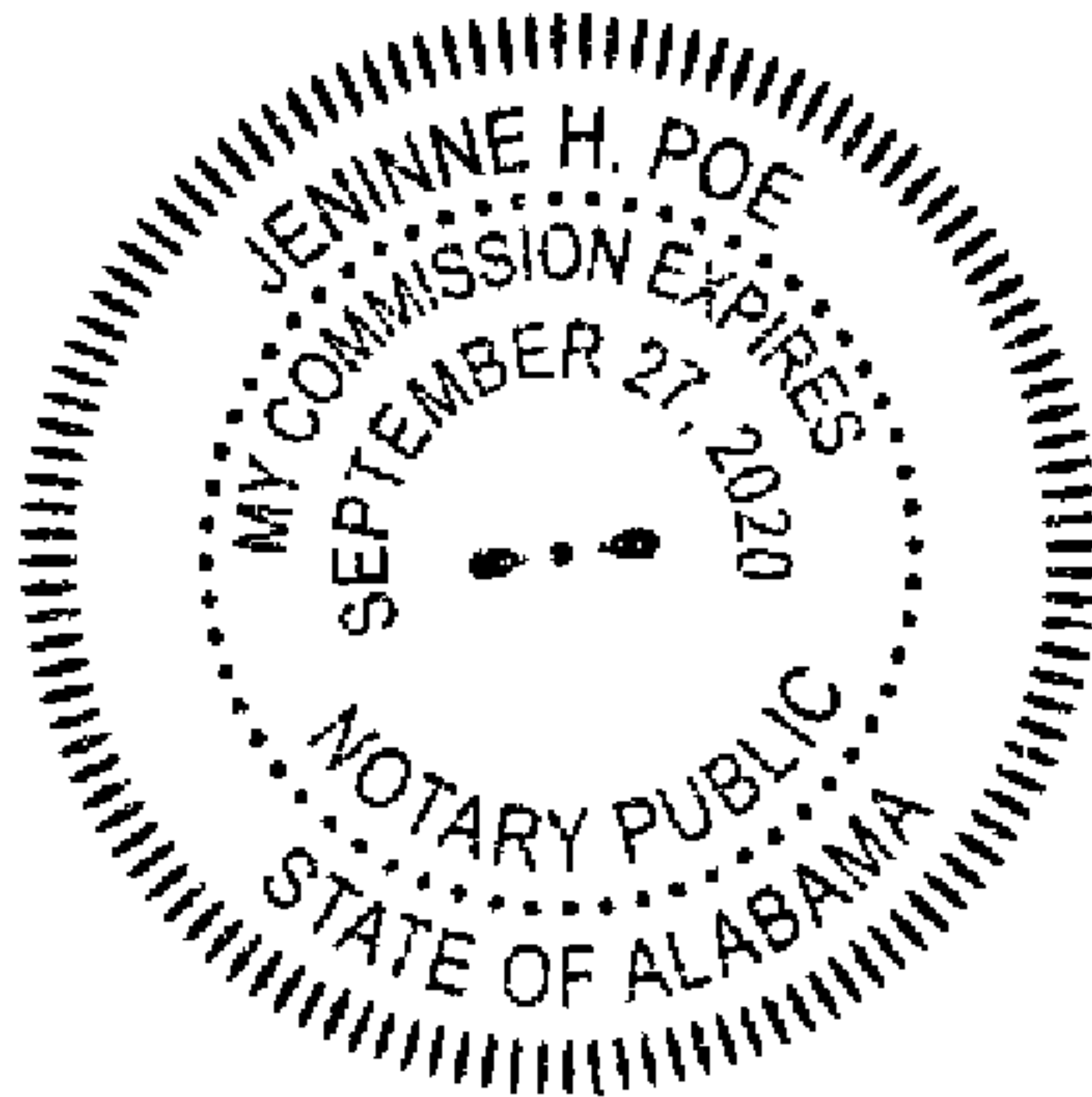
I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Raquel Stevenson f/k/a Raquel A. Rancher** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of Aug, 2020

My Commission Expires: 9-27-2020

Jeninne H. Poe
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 12:07:26 PM
\$28.00 CHERRY
20200901000386730

Allie S. Bayl