

20200924000429000

09/24/2020 08:57:36 AM

DEEDS 1/1

Prepared by:  
Robert McNearney III  
1780 Gadsden Hwy  
Birmingham, AL 35235

Send Tax Notice To:  
Marc B. Wilson  
Norine B. Wilson  
8020 Eagle Crest Ln.  
Birmingham, AL

**CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents** (\$220,000.00) to the undersigned Grantor, **Eagle's Nest Development, LLC** (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Marc B. Wilson and Norine B. Wilson** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit;


Lots 8, 9 and 10, Eagle Nest, being a Resurvey of Lots 501 and 502, Eagle Point, 5 Sector (Map Book 18, Page 138) as recorded in Map Book 50, Page 7, in the Probate Office of Shelby County, Alabama.

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

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 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

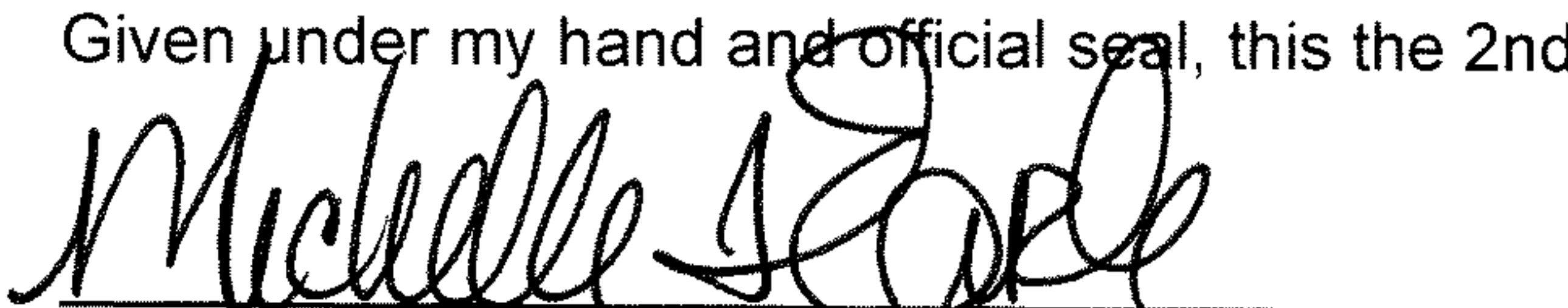
IN WITNESS WHEREOF, THE SAID Grantor by its , Ashley Colburn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of September, 2020.

  
Eagle's Nest Development, LLC

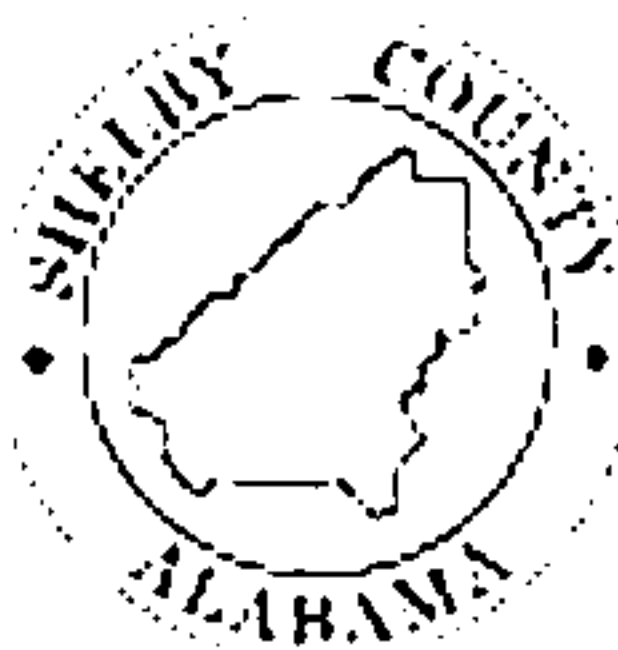
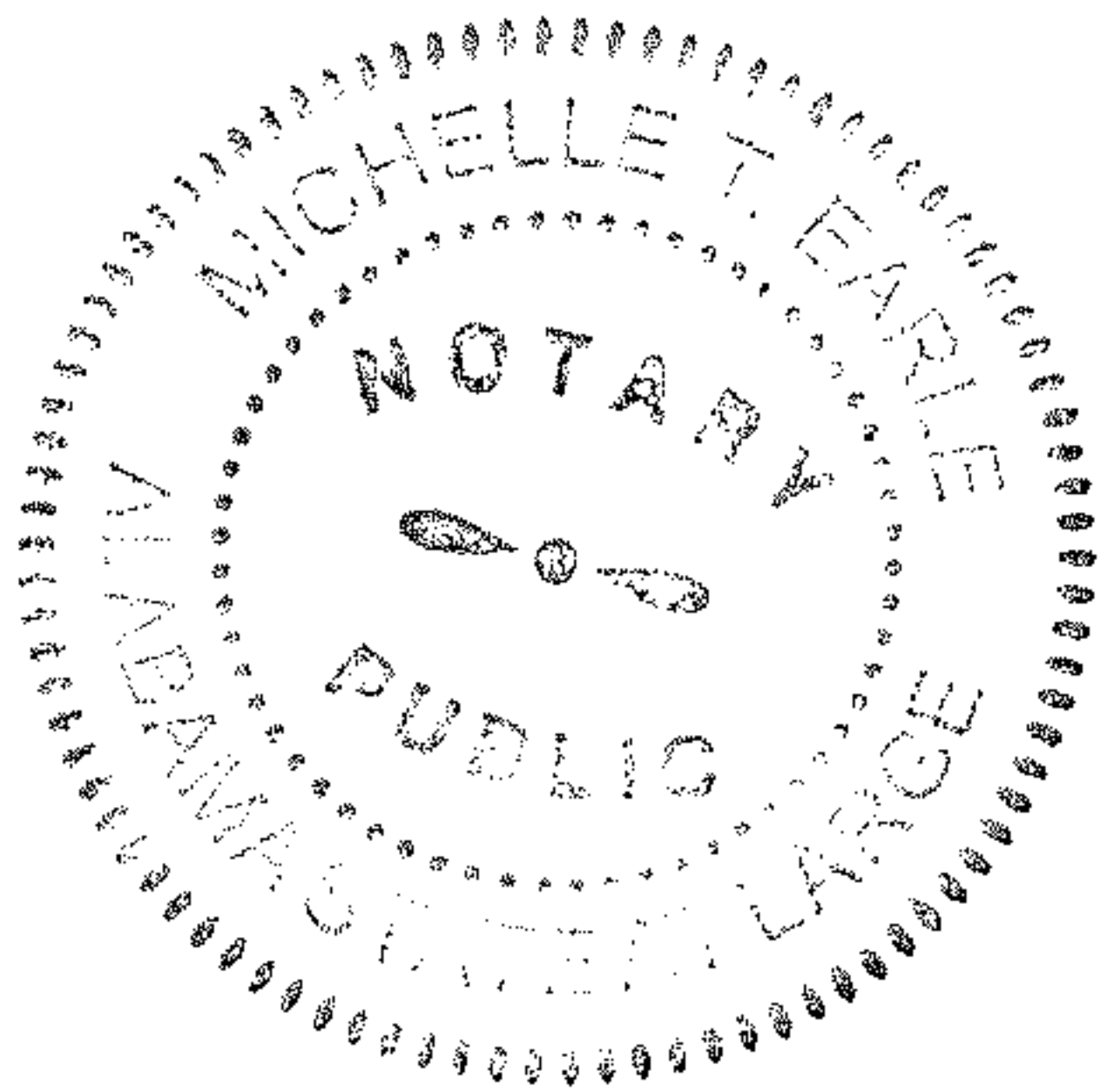
State of Alabama  
County of *Jefferson*

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ashley Colburn whose name as of Eagle's Nest Development, LLC, 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, , as such and with full authority, executed the same voluntarily for and as the act of said .

Given under my hand and official seal, this the 2nd day of September, 2020.

  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 11-1-2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2020 08:57:36 AM  
\$242.00 CHARITY  
20200924000429000

*Allen S. Bayl*