

Prepared by:
Stan McDonald, Jacob Title, LLC
807C Shoney Dr. SW
Huntsville, AL 35801

After Recording Return To:
Robert Gary Washington
Betty Ann Washington
1948 Venetian Way
Helena, AL 35080

File Number: 2020-551
Purchase Price: \$132,500.00

STATE OF ALABAMA
SHELBY COUNTY

Warranty Deed

KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **James E. Barrett and Misty Barrett, married, whose address is: 205 Forest Street, Headland, AL 36345**, (hereinafter referred to as GRANTORS) do hereby grant, bargain, sell and convey unto, **Robert Gary Washington and Betty Ann Washington, whose address is: 1948 Venetian Way, Helena, AL 35080**, (hereinafter referred to as GRANTEES), with joint tenants with rights of survivorship, the following real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Dearing Downs, ninth addition. Phase IV, as recorded in Map Book 15, page 96, in the Probate Office of Shelby County, Alabama.

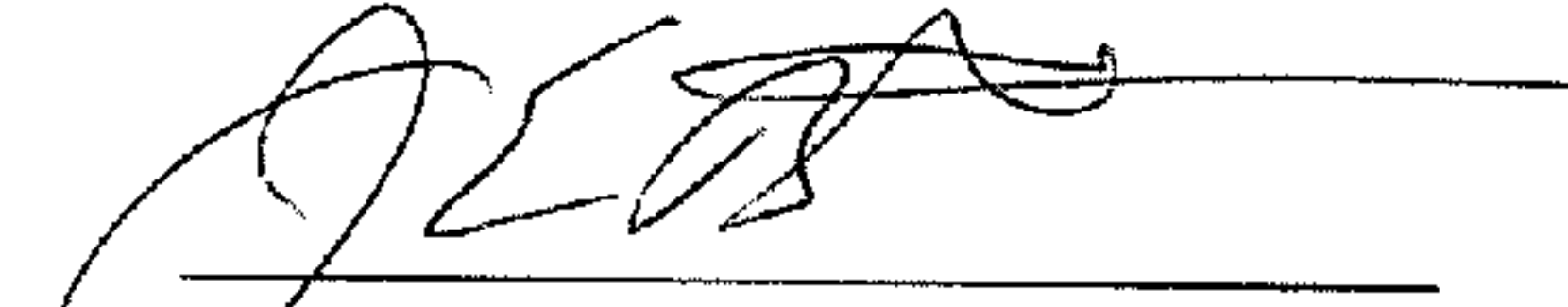
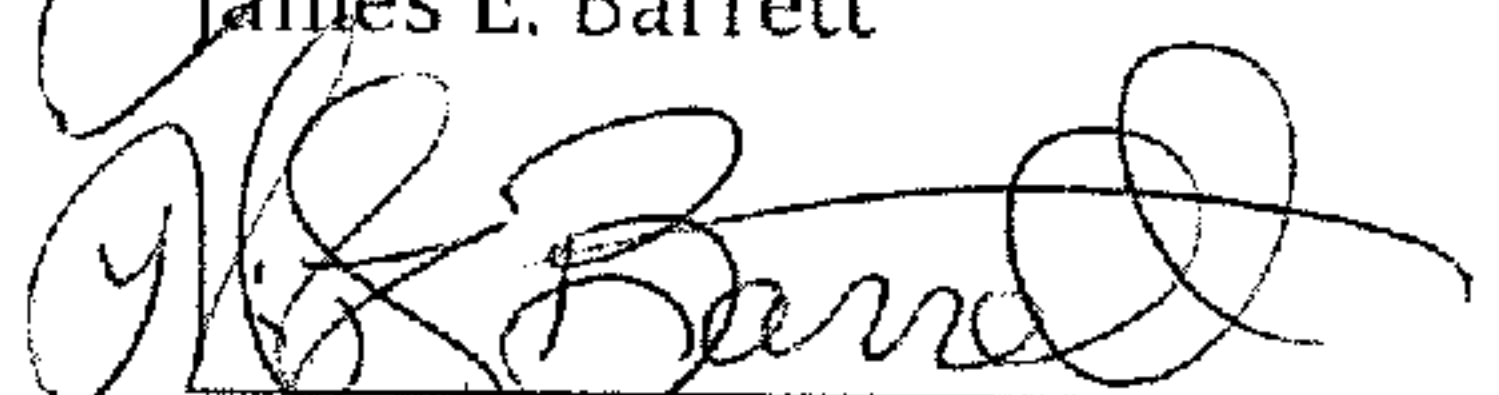
The subject property is also known as: 1948 Venetian Way, Helena, AL 35080.

TO HAVE AND TO HOLD unto the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do, for themselves, and their heirs, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except ad valorem taxes for current year and subsequent years, and easements and restrictions of record, unless otherwise stated above; that they have good right to sell and convey the same aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims all persons.

WARRANTY DEED

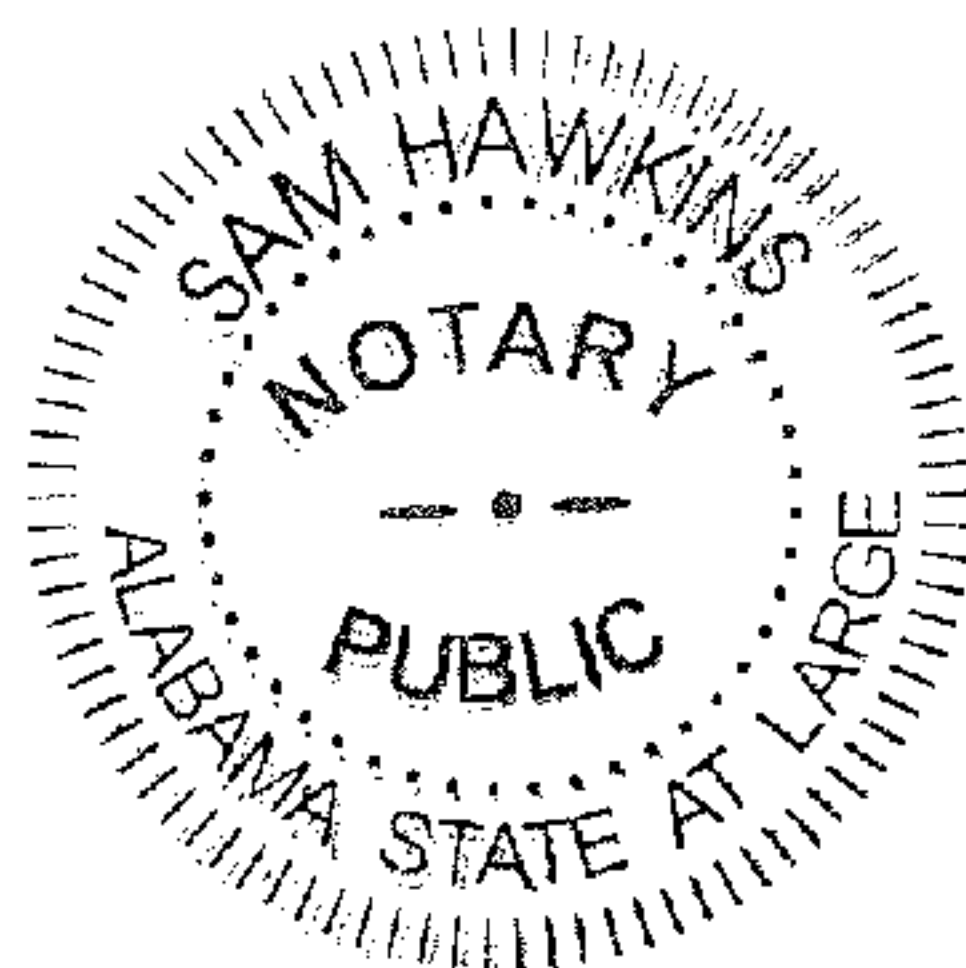
IN WITNESS WHEREOF, the Grantors hereunto set their hand and seal this 1st day of June, 2020.

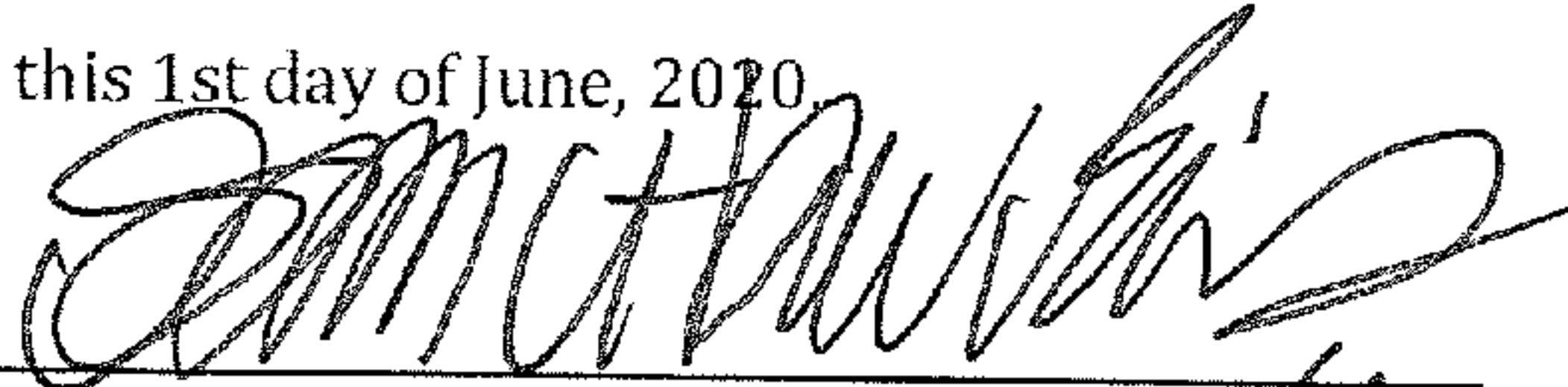

James E. Barrett

Misty Barrett

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state, hereby certify that, James E. Barrett and Misty Baret, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily.

Given under my hand and official seal this 1st day of June, 2020.




Notary Public
My Commission Expires: 8/10/21

File No.:

WARRANTY DEED

Page 2 of 2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2020 01:33:36 PM
\$157.50 CHARITY
20201015000470120

