

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Olen Floyd Williamson Jr.  
Carol Edins Williamson  
225 Dunrobin Cove  
Pelham, AL 35124

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand Dollars and No Cents (\$315,000.00)** 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 whereof is acknowledged, I or we

**Walter L. Stephens, a married man, whose mailing address is:**

**225 Dubrobin Cove, Pelham, AL 35124**

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

**Olen Floyd Williamson Jr. and Carol Edins Williamson, whose mailing address is:**

**2549 Tahiti Terrace, Alabaster, AL 35007**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 225 Dunrobin Cove, Pelham, AL 35124 to-wit:

Lot 1922, according to the Survey of Dunrobin at Ballantrae Phase 2, recorded in the Probate Office of Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

\$252,000.00 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 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 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 warrants 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 14th day of December, 2020.

Walt L Stephens  
Walter L. Stephens

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter L. Stephens, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of December, 2020.

Barry Scott  
Notary Public, State of Alabama  
Barry Scott  
Printed Name of Notary  
My Commission Expires: 6/10/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2021 04:02:40 PM  
\$88.00 CHARITY  
20210105000008120

Allen S. Bayl