

Prepared By:
Stan McDonald / Jacob Title, LLC
807-C Shoney Drive
Huntsville, AL 35801
File #: 2021-302

Purchase Price: \$135,000.00

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **James David Williams, Married, whose address is 141 Wisteria Drive, Chelsea, AL 35043** (hereinafter referred to as “Grantor(s)”), the receipt and sufficiency of which is hereby acknowledged, by the **Judson B. Brown, Single, whose address is 224 Coales Branch Lane, Pelham, AL 35124-4849** (hereinafter referred to as “Grantee(s)”), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in County, Shelby, to-wit:

Lot 30, according to survey of Second Sector of Hidden Creek II, as recorded in Map Book 25, Page 34, in the Probate Office of Shelby County, Alabama.

PHYSICAL ADDRESS OF PROPERTY: 224 Coales Branch Lane, Pelham, AL 35124-4849.

Parcel ID: Shelby County 13-6-13-3-004-040.000

Source of Title: General Warranty Deed with JTWROS found in Instrument No. 20161024000389520 dated October 14th, 2016 and recorded on October 24th, 2016 in the Office of the Judge of Probate of Shelby County, Alabama.

This does not constitute as the Homestead of the Grantor

***Julia D. Williams departed this life on or about December 11th, 2017 leaving full ownership of this property by Joint Tenants with Rights of Survivorship to James David Williams

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

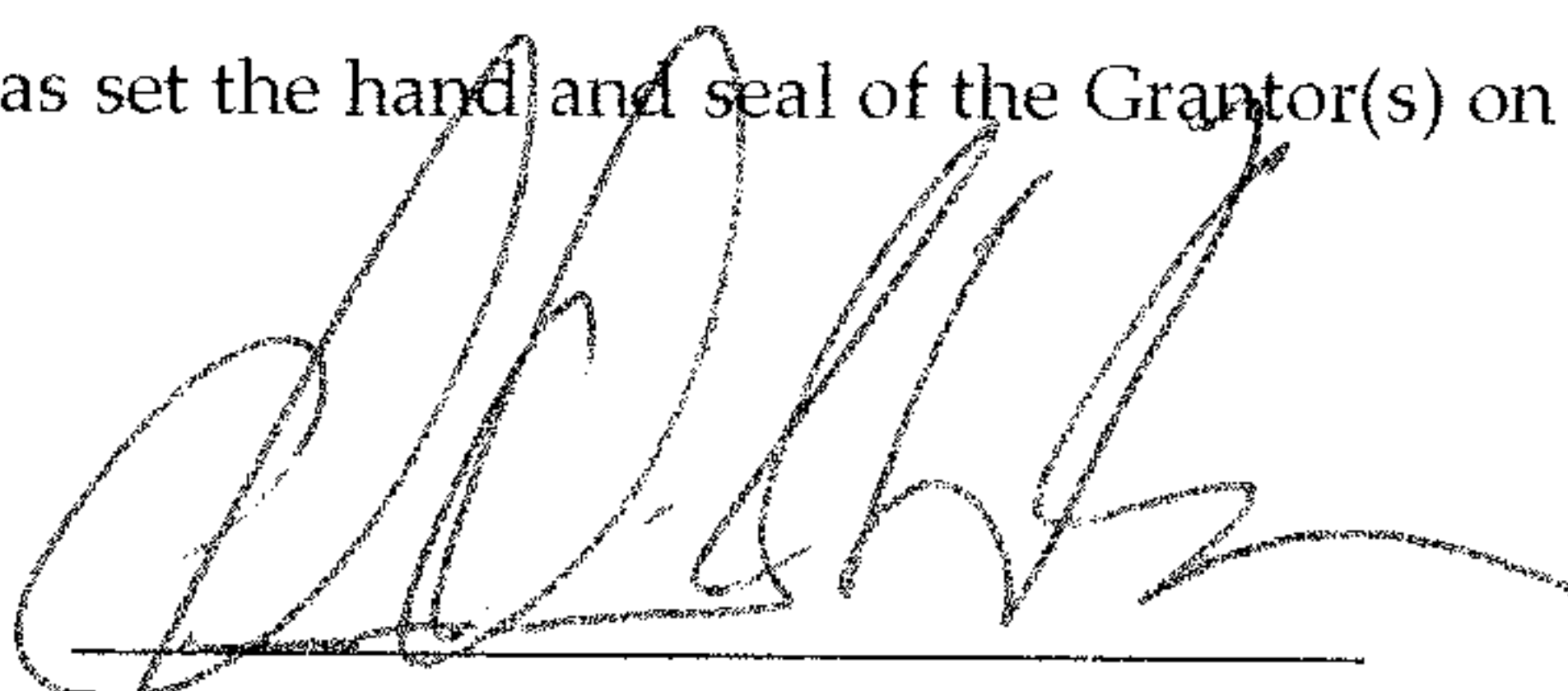
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

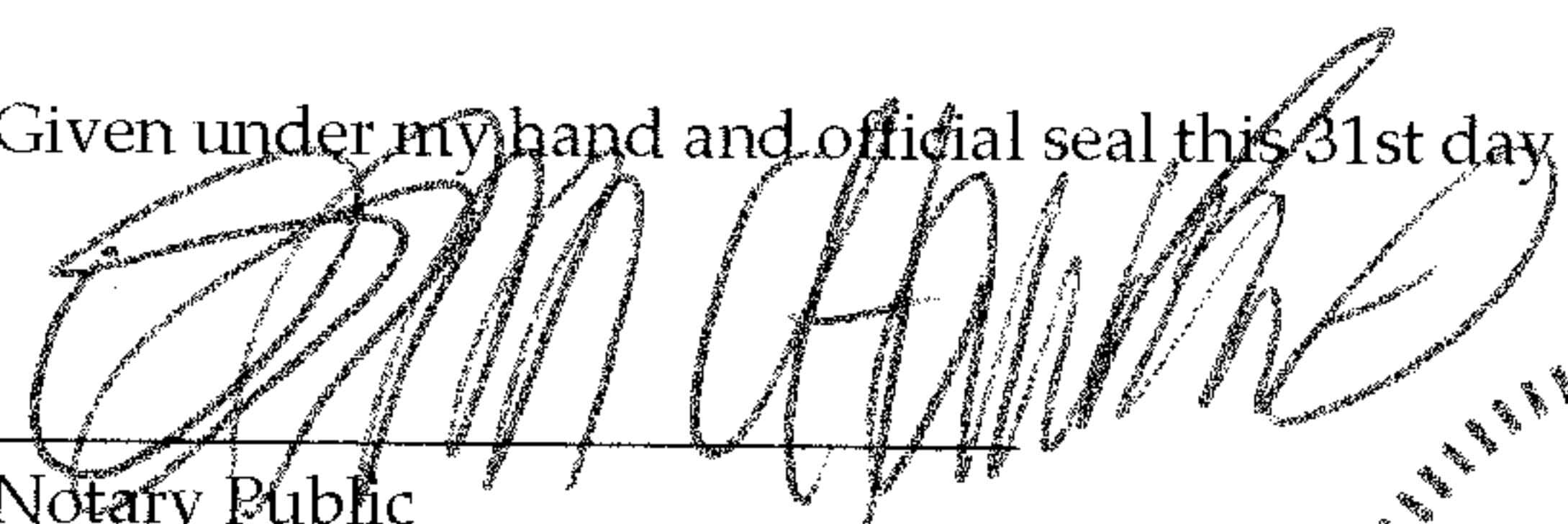
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 31st day of March, 2021.


James David Williams

STATE OF ALABAMA
COUNTY OF MADISON

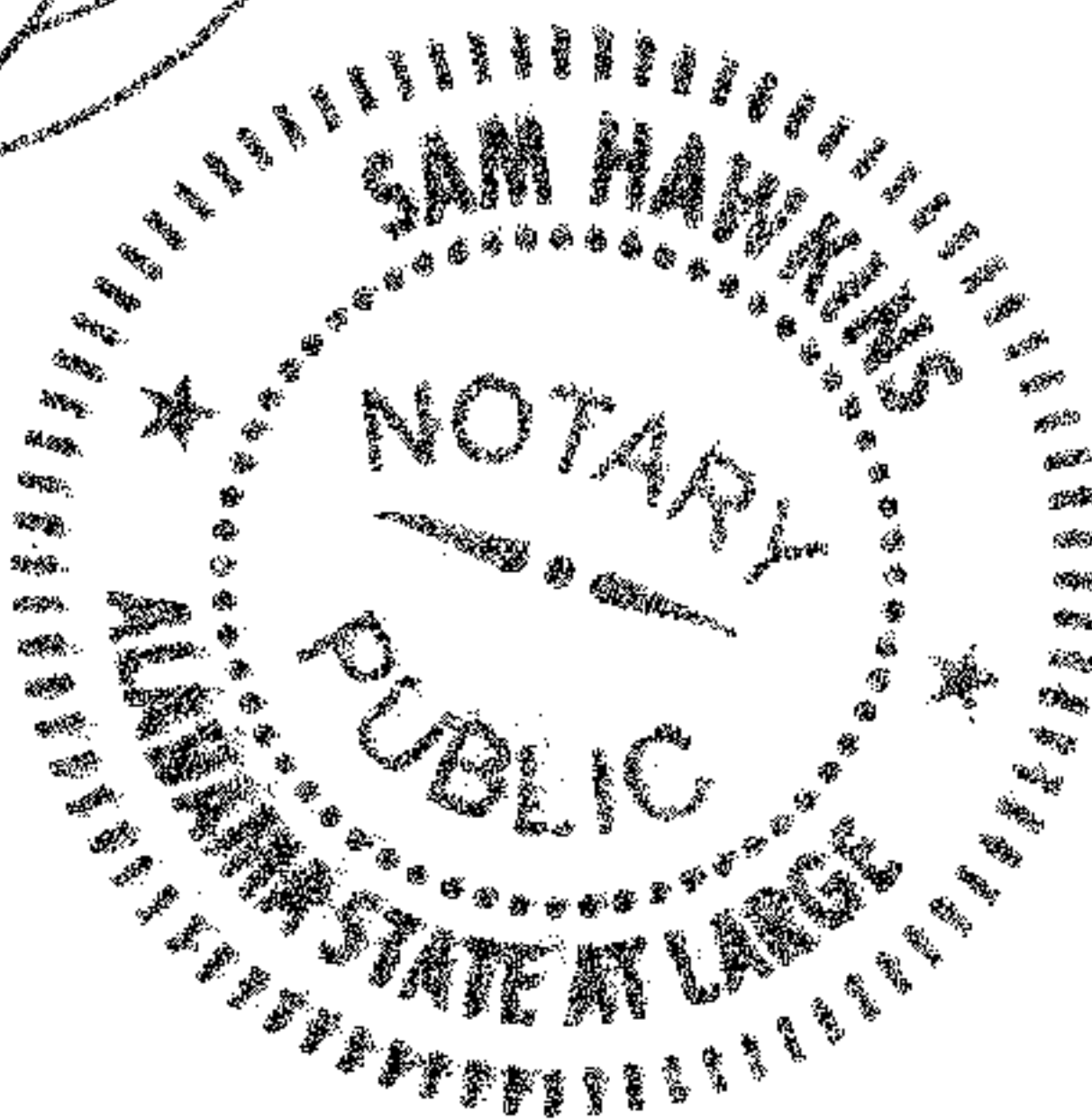
I, the undersigned Notary Public in and for said County and State, hereby certify that James David Williams whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2021.


Notary Public

My Commission Expires:

8/16/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2021 02:41:55 PM
\$38.50 CHERRY
20210402000166230

Alexis Bayl