

20210413000182950
04/13/2021 08:10:48 AM
DEEDS 1/2

Prepared By:
Stan McDonald / Jacob Title, LLC
807-C Shoney Drive
Huntsville, AL 35801
File #: 2020-1277

Purchase Price: \$187,500.00

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 **Billie Watters and Donald Robert Watters, wife and husband, whose address is 101 Forest Hills Circle Alabaster, AL 35007**(hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Michael L McBride and Wendy G McBride, Husband and Wife, whose address is 911 10th Street SW, Alabaster, AL 35007** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), FOR AND DURING THEIR JOINT LIVES 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, all that certain lot or parcel of land situated in the County, Shelby, to-wit:

Lot 22, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of Shelby County, Alabama.

PHYSICAL ADDRESS OF PROPERTY: 911 10th Street SW, Alabaster, AL 35007

Source of Title: Instrument No. 20080903000350770 dated 09/03/2008 recorded 09/03/2008 and recorded in Shelby County Alabama

Parcel ID: 23 1 02 3 002 021.032

This does not constitute as the Homestead of the Grantor(s)

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 23rd day of March, 2021.

Billie Watters
Billie Watters

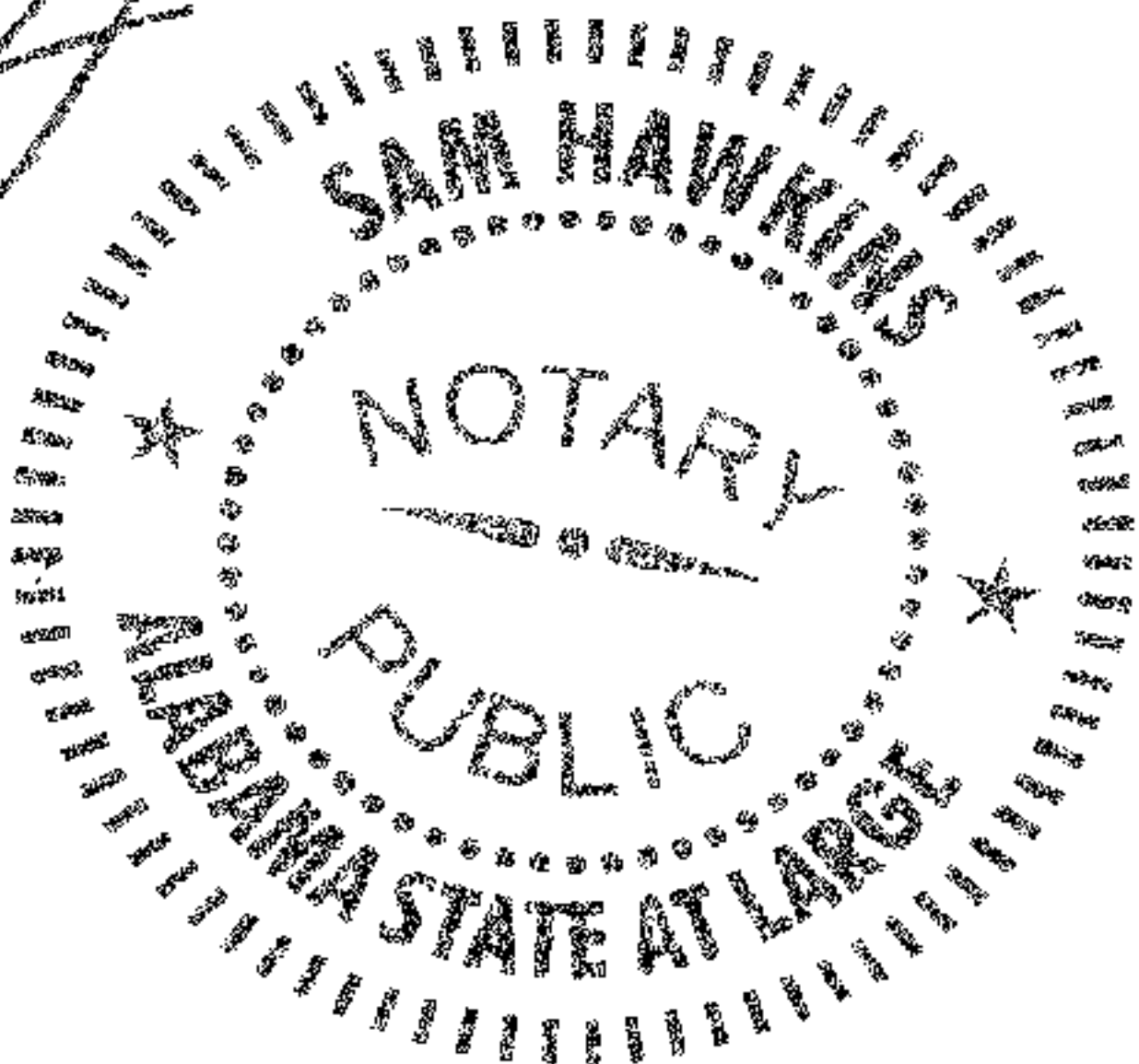
Donald Robert Watters
Donald Robert Watters

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Billie J Watters 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 23rd day of March, 2021.

[Signature]
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
04/13/2021 08:10:48 AM
\$60.00 CHERRY
20210413000182950

Allie S. Bayl