

SEND TAX NOTICE TO:
Jamie McCoy
153 Waterford Lake Drive
Calera, Alabama 35040

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210805000380580
08/05/2021 01:53:26 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Three Thousand Five Hundred dollars & no cents (\$153,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Christopher H. Morgan and Breanna Nicole Sams Morgan, husband and wife and Haynes Wade Morgan and Victoria J. Morgan, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Jamie McCoy** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 848, ACCORDING TO THE SURVEY OF WATERFORD TOWNHOMES, SECTOR 2, AS RECORDED IN MAP BOOK 38, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY.

This property does not constitute the homestead of the Grantor(s) of Haynes Wade Morgan and Victoria J. Morgan.

\$145,825.00. of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 38, Page 42.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20181016000366240 and Instrument 2004-46709 and Instrument 2004-62660 in the Probate Office of Shelby County, Alabama.

8' easement on front of said lot as shown on recorded Map Book 38, Page 42.

Ordinance with the City of Calera as recorded in Instrument #2000-0006.

8 foot easement on the southeasterly and easterly sides and 7.5 easement on the northwesterly side as shown by recorded map.

Right of Way to Shelby County, as recorded in Deed Book 240, page 36.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1995-1640 and Real 345 Page 744.

Terms and conditions as recorded in Instrument 1995, Page 1640 articles of Waterford Home Owners Association, as recorded in Instrument 2001, page 12817.

Articles of organization of Waterford, LLC, as recorded in Instrument 1999, Page 49065.

Covenants and restrictions and easements to be filed of record specifically related to Waterford Townhomes.

Declaration of restrictions, covenants and easements, as recorded in Instrument 2000, Page 40215 and amended in Instrument 2001, Page 12819.

Easement and right of way with Alabama Power Company, as recorded in Instrument 2004-35497.


Grant to the State of Alabama for railroad as recorded in Real 278, Page 5.

Release of damages as recorded in 1995-1640 and Real 345 Page 744.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 3, 2021** .

 (Seal)
Haynes Wade Morgan

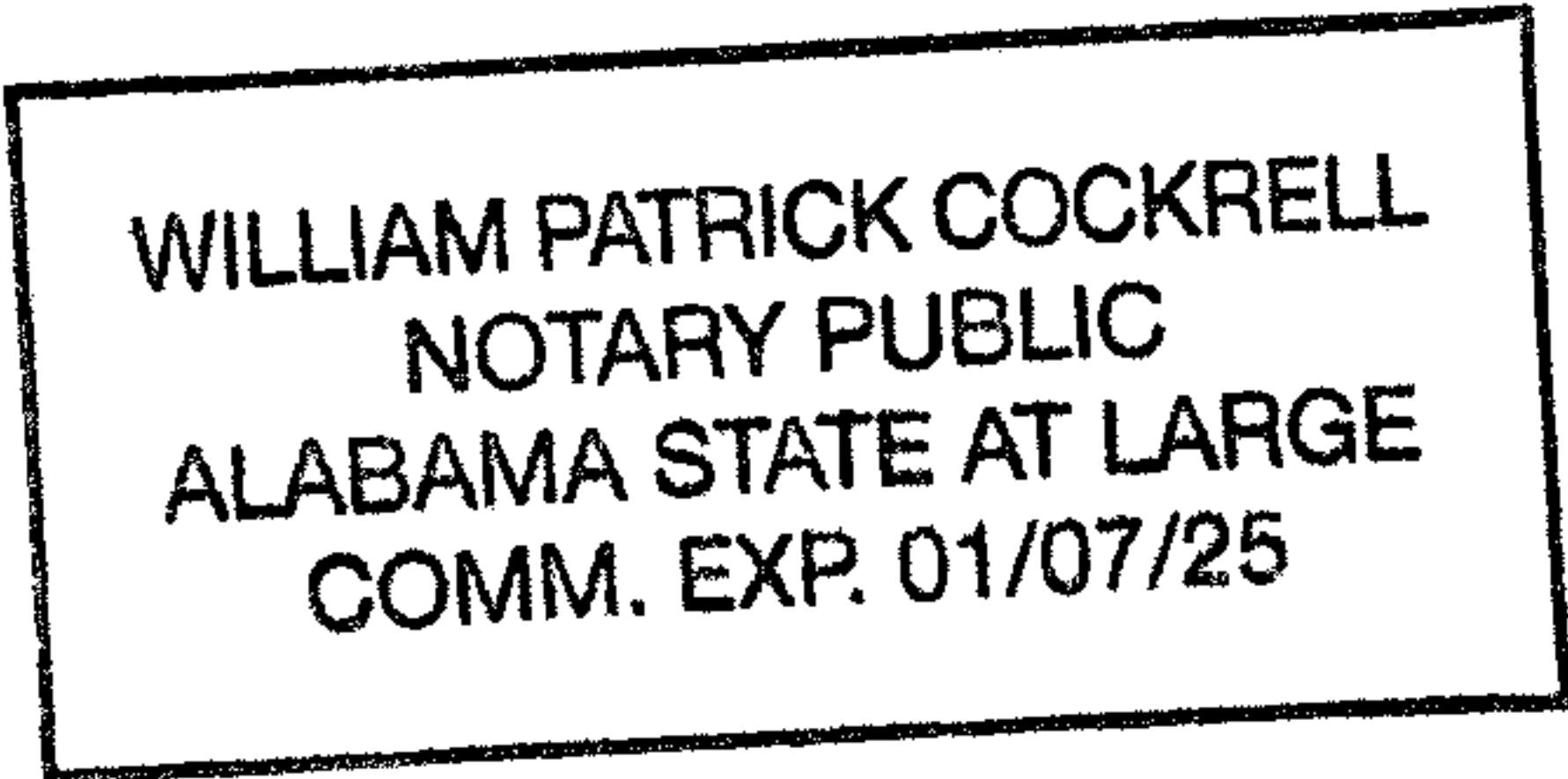
STATE OF ALABAMA

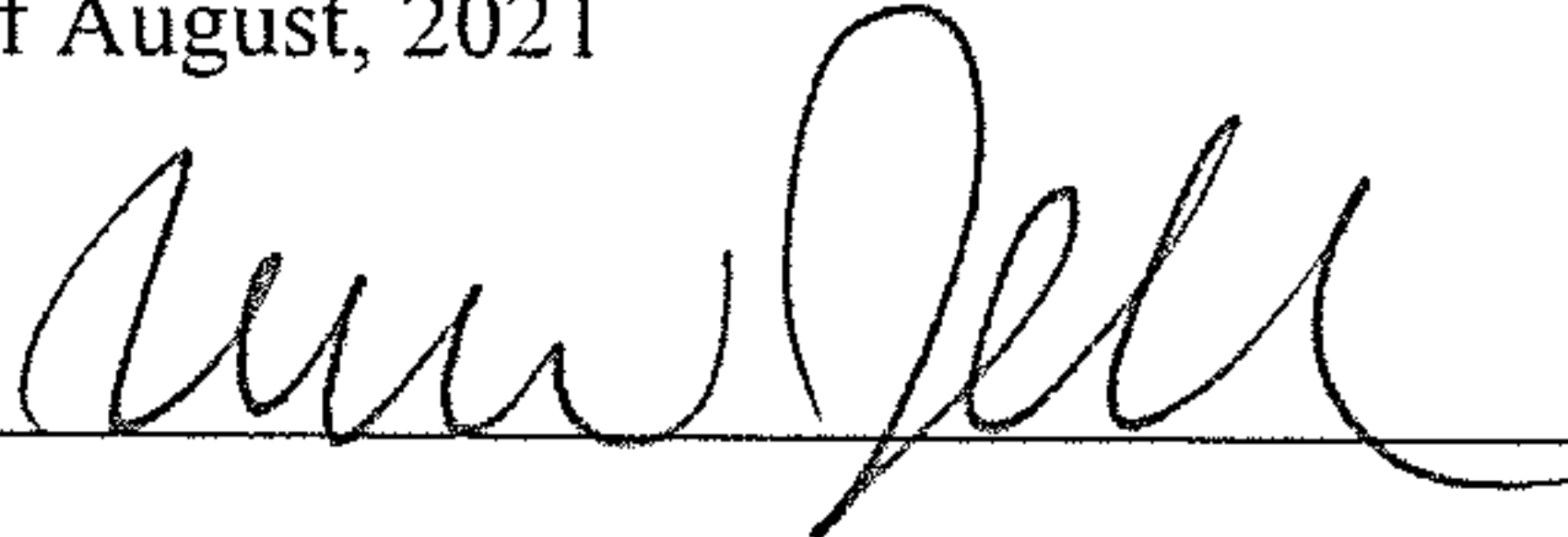
General Acknowledgement

JEFFERSON COUNTY

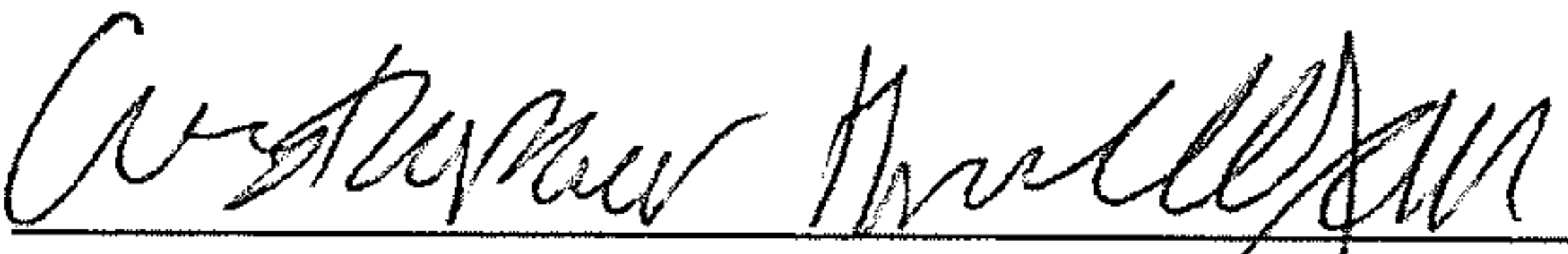
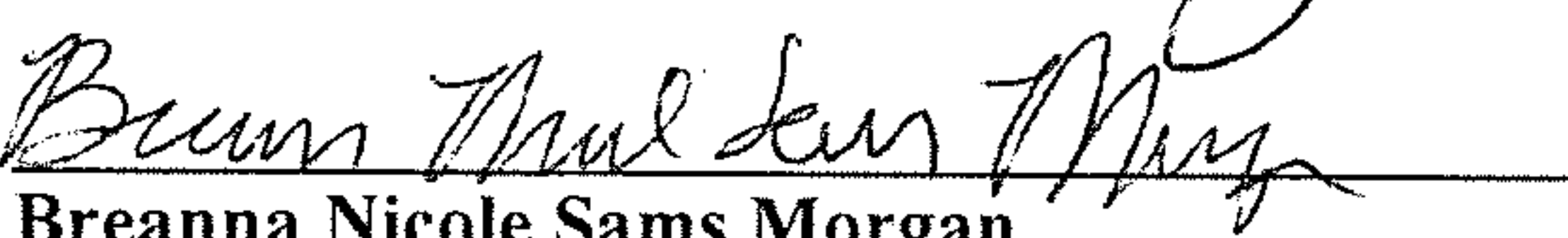
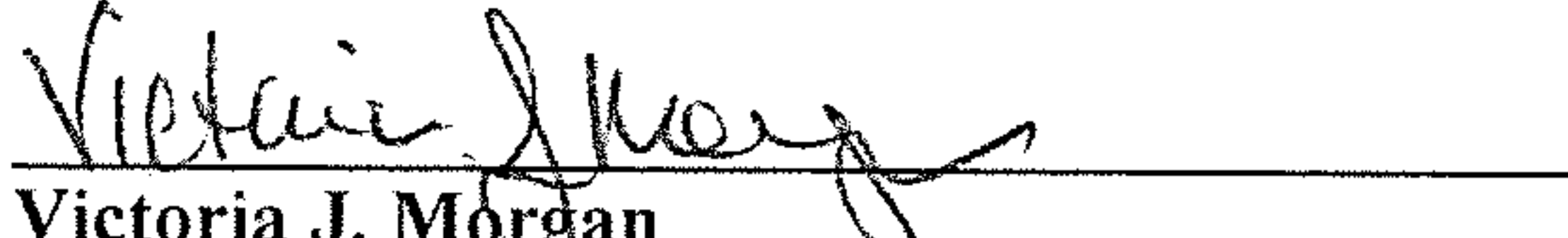
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Haynes Wade Morgan, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 2021




Notary Public.
(Seal)
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 4, 2021** .

 (Seal)
Christopher H. Morgan
 (Seal)
Breanna Nicole Sams Morgan
 (Seal)
Victoria J. Morgan

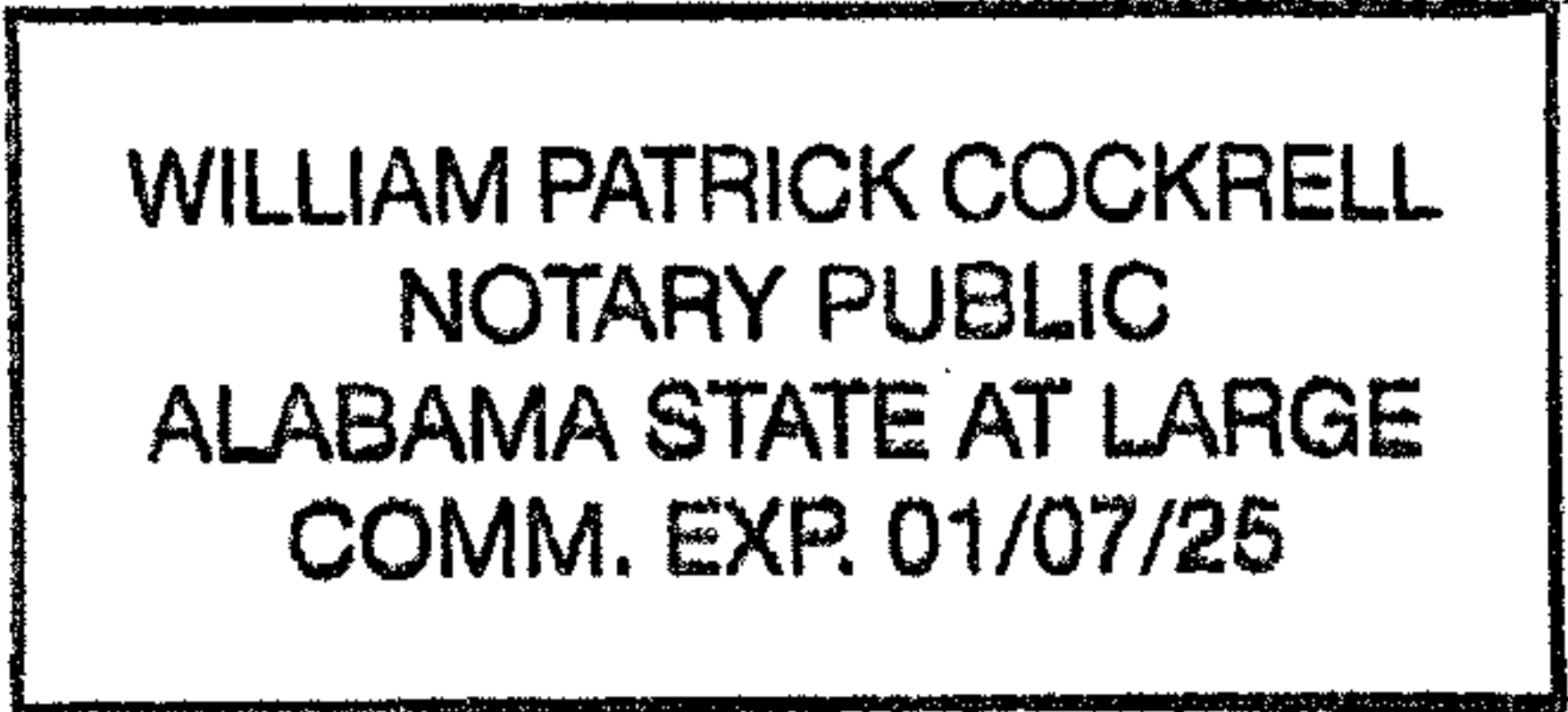
STATE OF ALABAMA

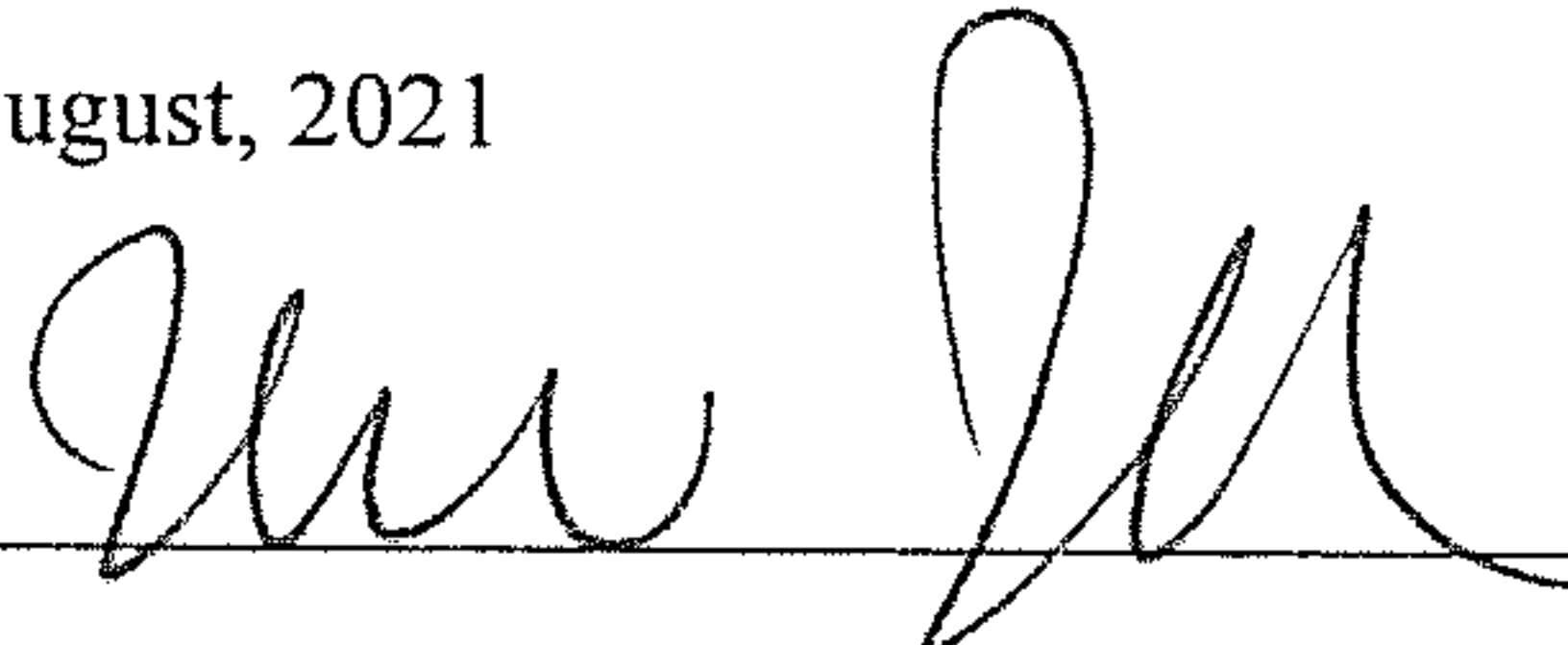
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher H. Morgan and Breanna Nicole Sams Morgan, husband and wife and Victoria J. Morgan, a married woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2021




Notary Public.
(Seal)
My Commission Expires: _____

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Christopher H. Morgan, Breanna Nicole Grantee's Name Jamie McCoy
 Sams Morgan, Haynes Wade Morgan and Victoria J. Morgan

Mailing Address 45 Virginia Ave S
 Oxford, Alabama 36203

Property Address 153 Waterford Lake Drive,
 Calera, Alabama 35040

Mailing Address 153 Waterford Lake Drive
 Calera, Alabama 35040

Date of Sale 08/04/2021

Total Purchase Price \$153,500.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale

X _____ Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8.4.21

Print William Patrick Cochran
Jamie McCoy

_____ Unattested

(Signature)
 (verified by)

Sign (Signature)
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2021 01:53:26 PM
\$38.00 CHERRY
20210805000380580

Allen S. Bayl