

20220630000261470  
06/30/2022 03:17:28 PM  
DEEDS 1/4

Send Tax Notice to:  
Robert & Pamela DeWerff  
538 Waterford Lake Circle  
Calera, AL 35040

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )                    KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Emily D. Nathews, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert DeWerff, a married man, and his wife, Pamala DeWerff** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**\*Emily D Lynch**  
This property does not constitute the homestead of the grantor or her spouse.

**See Exhibit A attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD to 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 the 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 27th day of June, 2022

  
Emily D. Lyness aka Emily D. Lynch

There is a mortgage being filed with this deed in the amount of \$174,600.00

Property Address: 538 Waterford Lake Circle, Calera, AL 35040

STATE OF ALABAMA )

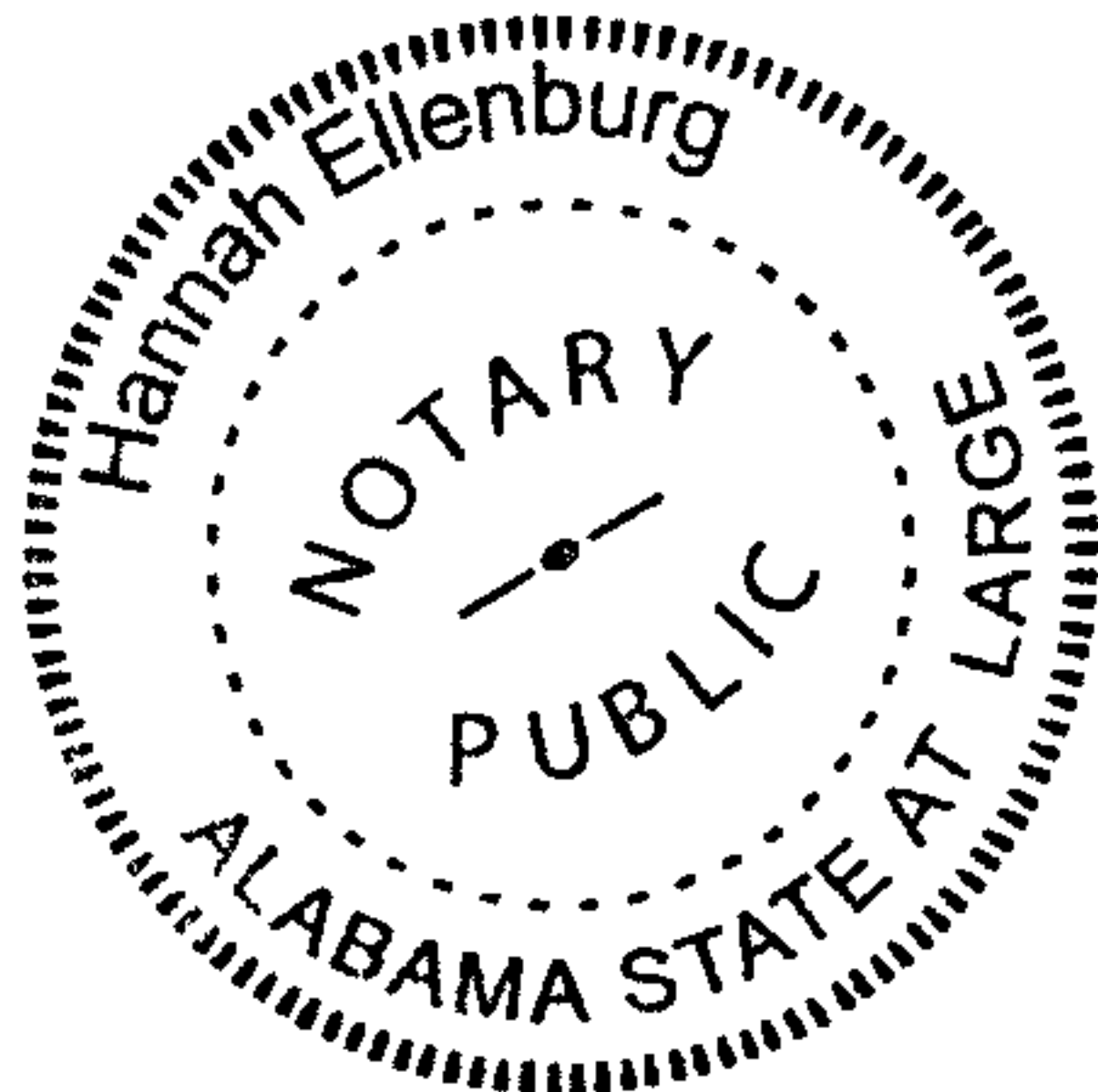
GENERAL ACKNOWLEDGEMENT

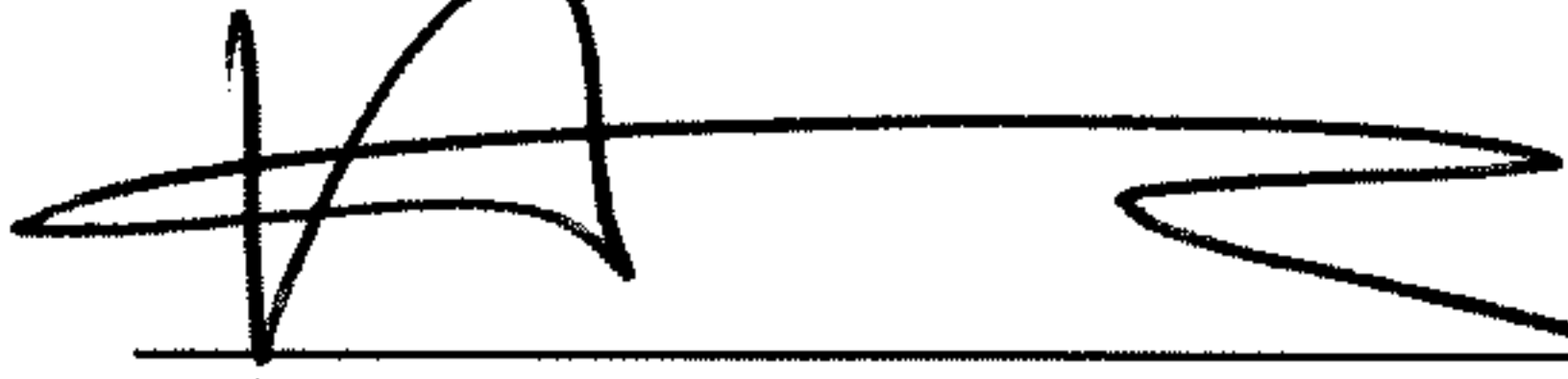
JEFFERSON COUNTY )

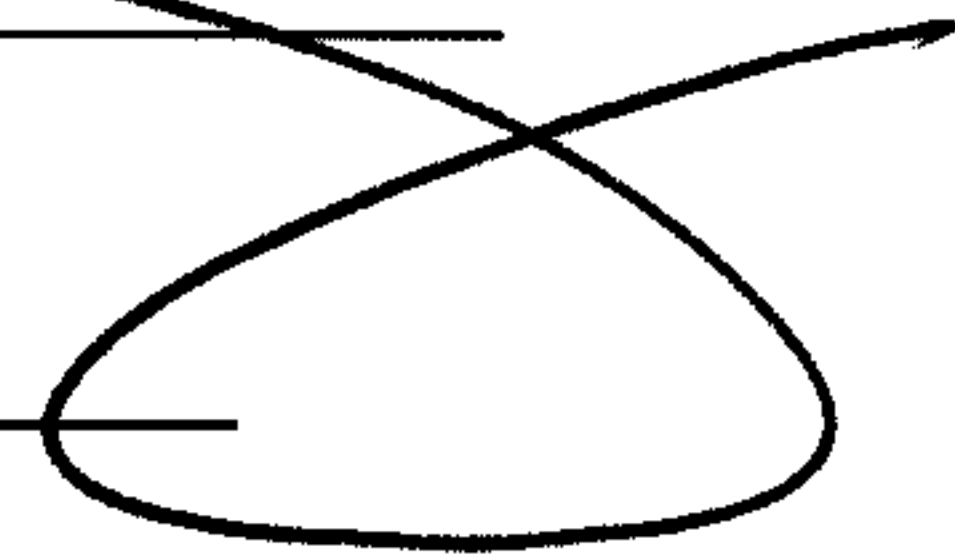
I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Emily D. Nathews**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the same date.

\*Emily D Lynch

Given under my hand and official seal this 27<sup>th</sup> day of June, 2022.



  
NOTARY PUBLIC

My Commission Expires: 3/15/24 

THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Land in Shelby County, Alabama, being Lot No. 819AA, according to the Resurvey of a Resurvey of Lots 819A thru 824A, Waterford Townhomes, Sector 1, Phase I, of record in Map Book 36, Page 9, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Emily D Nathers, a single woman, by Warranty Deed from Waterford, LLC, an Alabama limited liability company, dated September 9, 2005, of record in Instrument No. 20051109000588470, in the Probate Office for Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Emily Nathews  
Mailing Address PO Box 53  
Columbiana, AL  
35051

Grantee's Name Robert and Pamala DeWerff  
Mailing Address 538 Waterford Lake Cir.  
Calera, AL 35040

Property Address 538 Waterford Lake Circle  
Calera, AL 35040

Date of Sale 06/27/2022  
Total Purchase Price \$180,000

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  
☒ 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property 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 06/27/2022

Print Hannah Ellenburg

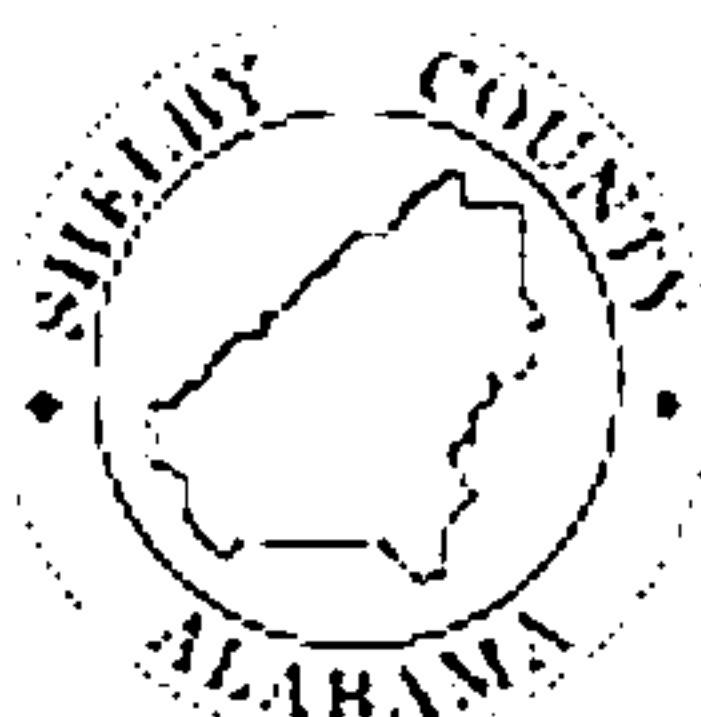
Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2022 03:17:28 PM  
\$36.50 JOANN  
20220630000261470

*Allen S. Bayl*