

20220712000273800  
07/12/2022 08:38:59 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

George R. Giddens and Barbara M. Giddens  
POST OFFICE BOX 855  
SYLACAUGA, AL 35150

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVEN HUNDRED SEVENTY SIX THOUSAND AND 00/100 (\$776,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James R. Williamson and Laura Williamson, a married couple**, whose address is 331 Mulberry Street, Jasper, AL 35503, (hereinafter "Grantor", whether one or more), by **George R. Giddens and Barbara M. Giddens**, whose address is POST OFFICE BOX 855, SYLACAUGA, AL 35150, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **George R. Giddens, a married person and Barbara M. Giddens, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2788 Berkeley Drive, Birmingham, AL 35242 to-wit:**

**Lot 5, Block 9, according to the Amended Map of the First Addition to Woodford, a subdivision of Inverness, as recorded in Map Book 10, page 86, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.


Subject to a third-party mortgage in the amount of \$620,800.00 executed and recorded simultaneously herewith.

**George Giddens is one and the same person as George R. Giddens.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 11th day of July, 2022.

  
\_\_\_\_\_  
**James R. Williamson**

  
\_\_\_\_\_  
**Laura Williamson**

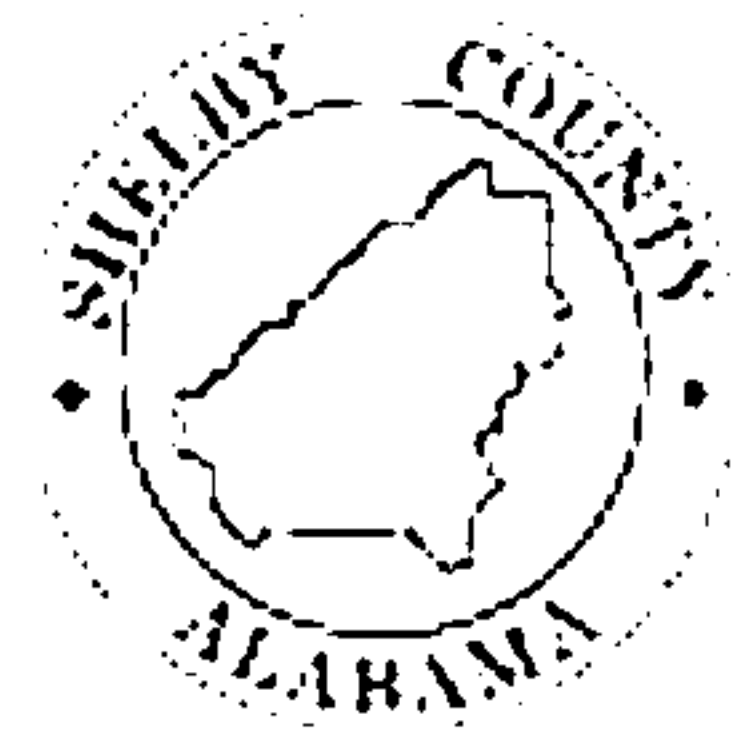
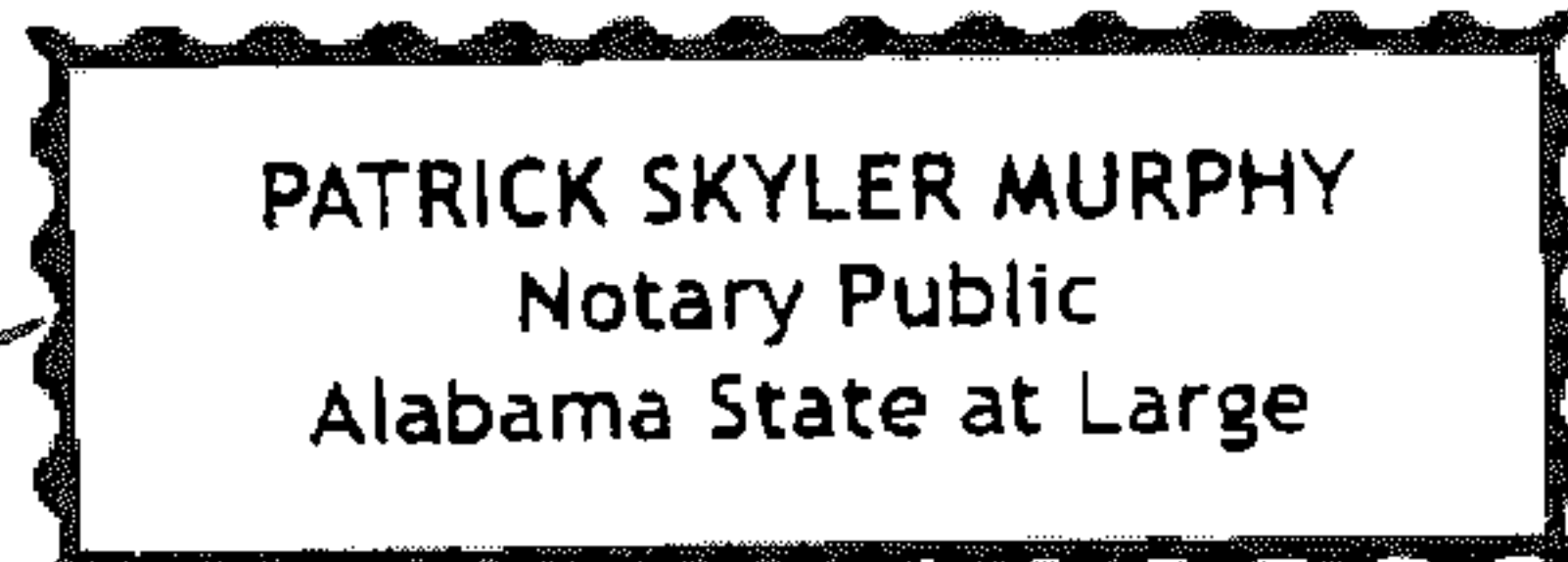
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James R. Williamson and Laura Williamson 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 11th day of July, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 03-25-26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/12/2022 08:38:59 AM  
\$181.50 JOANN  
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