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07/29/2022 02:58:14 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Mary A. McLaughlin and Kevin S. McLaughlin
104 Sawmill Trace
Alabaster AL. 35007

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 **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gayle D. Watts, as Trustee of the Watts Family Trust dated the 22nd day of December, 2017**, whose address is 4993 Paradise Lake Circle, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Mary A. McLaughlin and Kevin S. McLaughlin**, whose address is 104 Sawmill Trace Alabaster AL. 35007 (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 **Mary A. McLaughlin and Kevin S. McLaughlin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **104 Sawmill Trace, Alabaster, AL 35007 to-wit:**

Lot 36, according to the Survey of Camp Branch Estates, Second Addition, as Recorded in Map Book 11, Page 104 A & B, 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 \$428,000.00 executed and recorded simultaneously herewith.

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 28th day of July, 2022.

Gayle D. Watts

Gayle D. Watts, as Trustee of the Watts Family Trust dated the 22nd day of December, 2017

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Gayle D. Watts, whose name as Trustee of the Watts Family Trust dated the 22nd day of December, 2017, is 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, she, in her capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

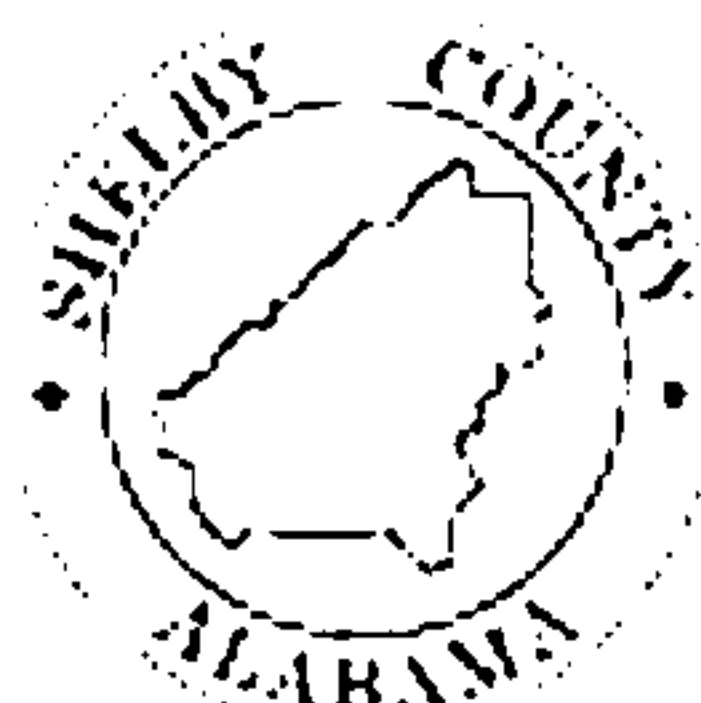
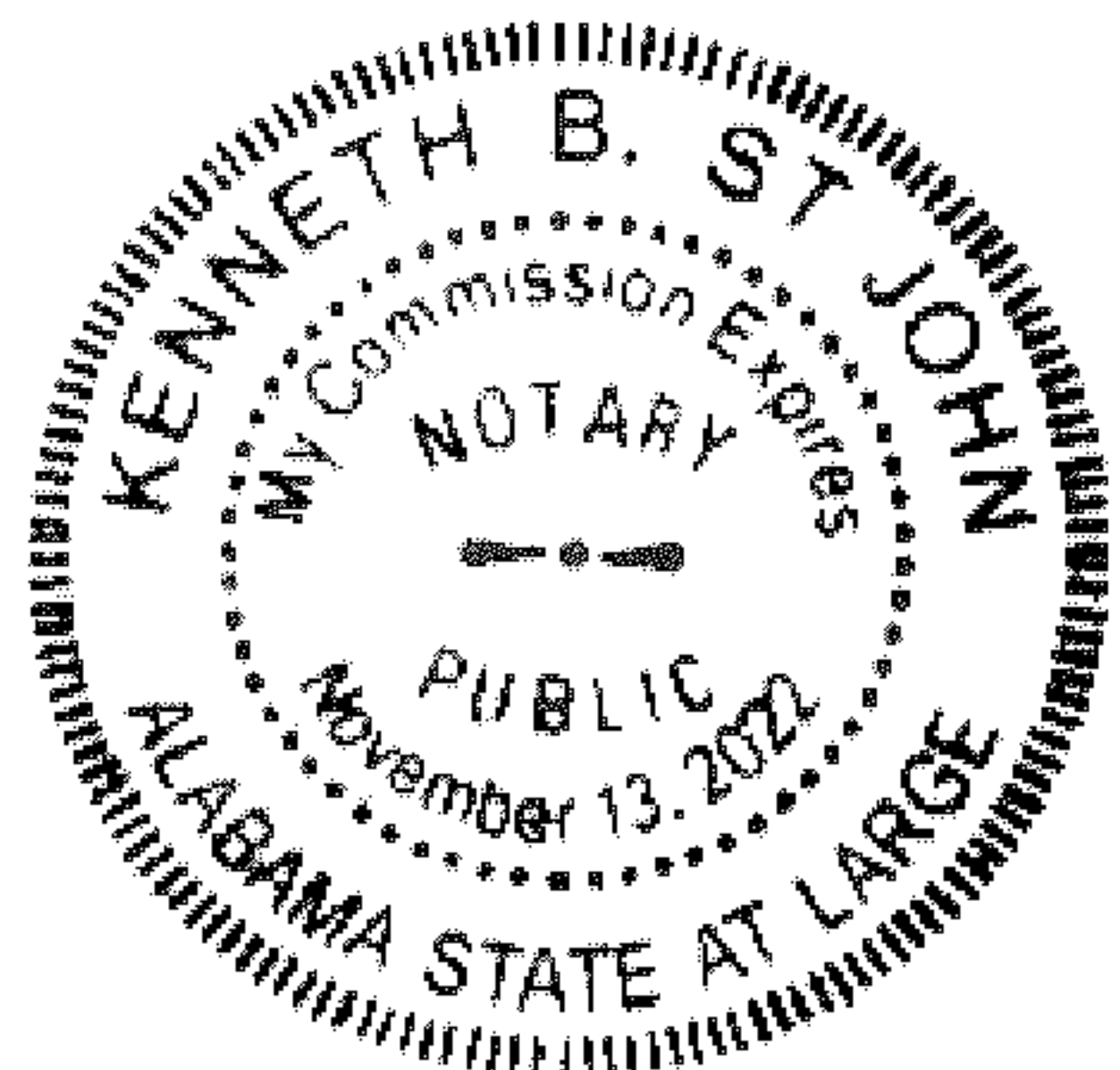
Given under my hand and official seal this 28th day of July, 2022.

[Signature]

Notary Public

Print Name: *Kenneth B. St John*

My Commission Expires: *11/13/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2022 02:58:14 PM
\$132.00 JOANN
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Allen S. Bayl