

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Juanita A. Williams
2945 Zilphy Street
Hoover, AL 35244

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the accurateness of the legal description or the status of title.

STATE OF ALABAMA

)

WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JUANITA A. WILLIAMS and DALE E. WILLIAMS, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JUANITA A. WILLIAMS** (hereinafter referred to as Grantee), **reserving unto the Grantor, DALE E. WILLIAMS, rights of use and occupancy for Grantor's life**, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 485, according to the Final Plat of the Subdivision of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

Property address: 2945 Zilphy Street, Hoover, AL 35244

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever; **subject, however, to the reservation by the Grantor, DALE E. WILLIAMS, of rights of use and occupancy, as aforesaid.**

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

20220818000324740 08/18/2022 01:15:55 PM DEEDS 2/3
IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16th day
of August, 2022.


JUANITA A. WILLIAMS


DALE E. WILLIAMS

STATE OF ALABAMA)

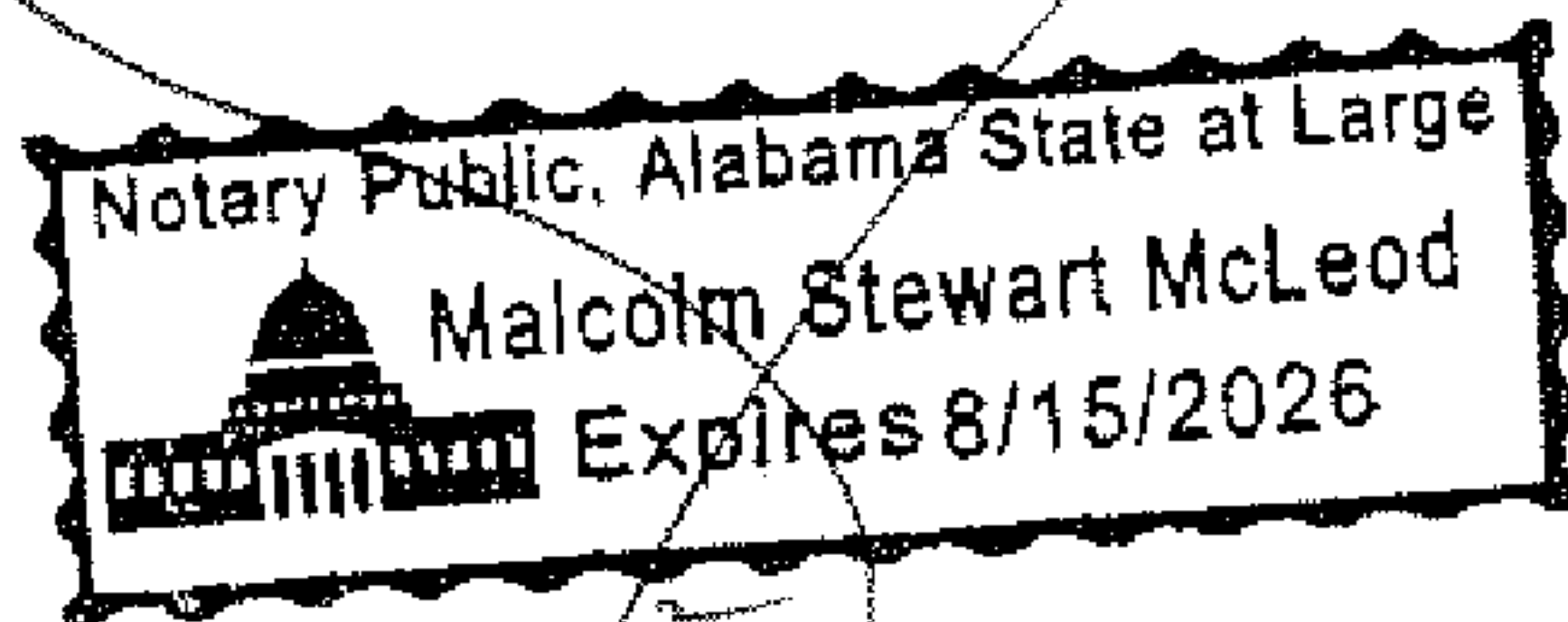
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
JUANITA A. WILLIAMS and DALE E. WILLIAMS, whose names are signed to the
foregoing conveyance, and who are known to me, acknowledged before me on this day that,
being informed of the contents of the instrument, they executed the same voluntarily on the day
the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of August,
2022.

NOTARY PUBLIC

My commission expires:



Alli S. Beyal