

20221025000399730
10/25/2022 08:13:25 AM
DEEDS 1/3

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF22520709

Send Tax Notices to:
JANET PARKER DEASON AND CLINTON JASON WILLIAMS
2005 HIGHVIEW WAY
CALERA, AL 35040

WARRANTY DEED

Executed this 19 day of October, 20 22, for good consideration of **ZERO DOLLARS (\$0.00)**, I (we) **JANET PARKER DEASON, MARRIED**, whose mailing address is 2005 HIGHVIEW WAY, CALERA, AL 35040, hereby bargain, deed and convey to **JANET PARKER DEASON AND CLINTON JASON WILLIAMS, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 2005 HIGHVIEW WAY, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

Lot 966, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

APN: 22-7-35-2-011-008.000

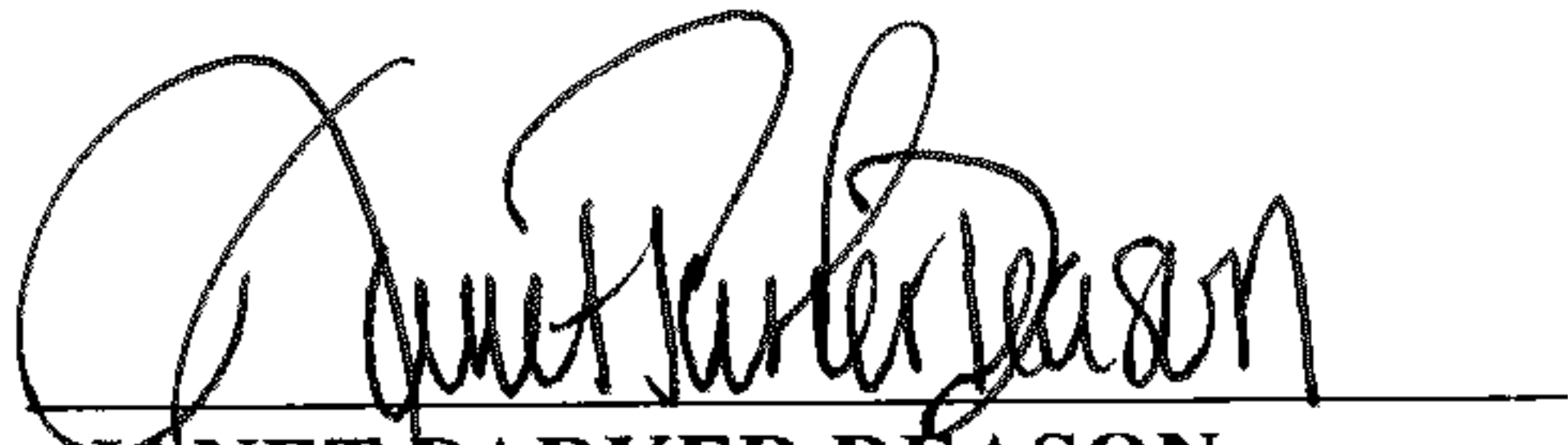
Property Address: 2005 HIGHVIEW WAY, CALERA, AL 35040

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

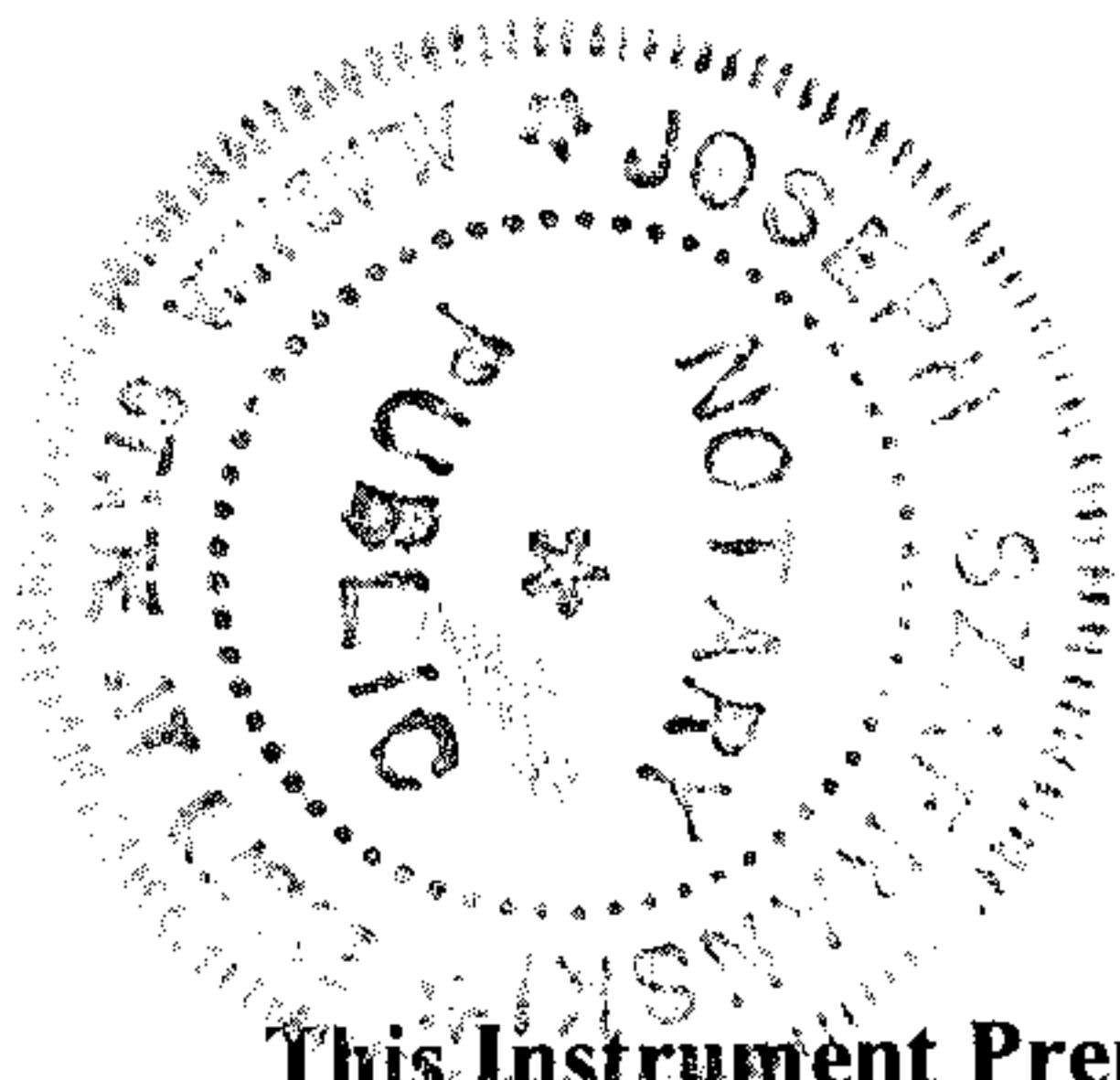
This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantor(s) this 19 day of October, 2022.

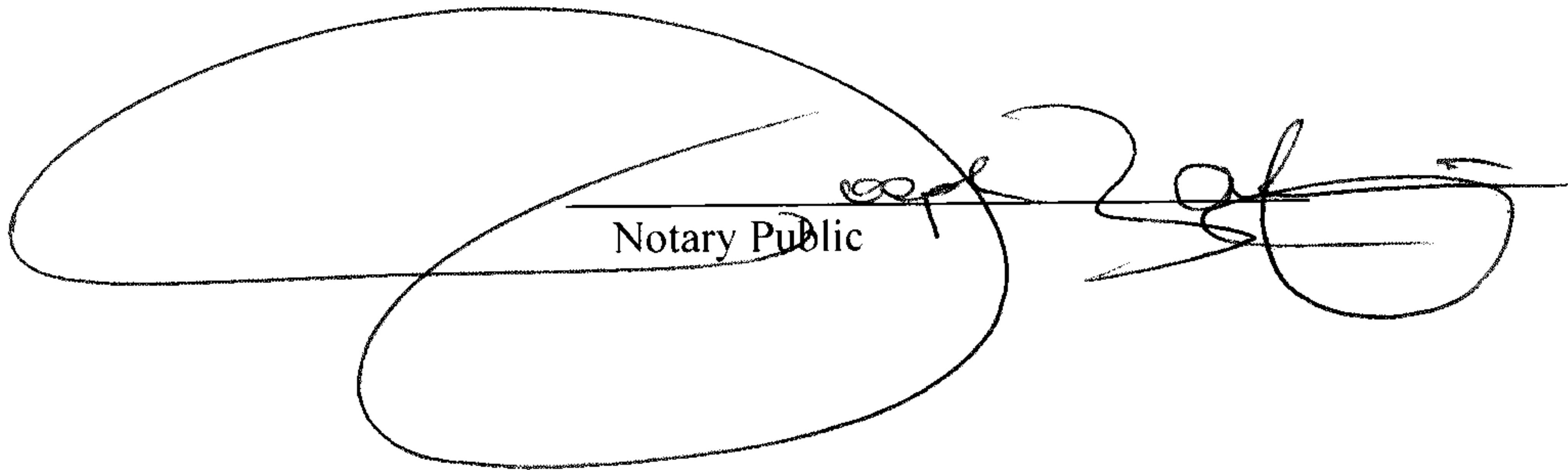

JANET PARKER DEASON

STATE OF ALABAMA
COUNTY OF Shelby } ss.

I, Joseph SZAFRANSKY Notary Public, hereby certify that **JANET PARKER DEASON**, 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 executed the same voluntarily on the day the same bears date. Given under my hand this 19 day of Oct, 2022



This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116


Notary Public

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

Grantor's Name	Janet Parker Deason
Mailing Address	2005 Highview Way Calera, AL 35040

Grantee's Name	Janet Parker Deason and
Mailing Address	Clinton Jason Williams
	2005 Highview Way
	Calera, AL 35040

Property Address 2005 Highview Way
Calera, AL 35040

Date of Sale 10/19/2022

Total Purchase Price \$

or

Actual Value \$ _____

or

Assessor's Market Value \$ 251,400.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 08:13:25 AM
\$279.50 BRITTANI
20221025000399730

Allin S. Beyal

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> X </u> Other : Shelby County Assessed Market Value
<u> </u> Closing Statement	

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 10/24/2022

Print Cindy Robles

_____ Unattested _____
(verified by)

Sign Kimberly Koller
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1