

SEND TAX NOTICE TO:
Christian Watkins and Jacob Watkins
1004 Garnet Drive
Calera, AL 35040

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 **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Drake Routh and Ashley Routh, a married couple**, whose address is 203 Gould Road, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Christian Watkins and Jacob Watkins**, whose address is 1004 Garnet Drive, Calera, AL 35040, (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 **Christian Watkins and Jacob Watkins, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1004 Garnet Drive, Calera, AL 35040 to-wit:**

Lot 21, according to the Survey of Emerald Ridge Sector III, as recorded in Map Book 39, Page 35, 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 \$340,025.00 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2023 02:24:23 PM
\$40.00 JOANN
20230809000241050

Allen S. Bayl

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of August, 2023.

[Signature]

Drake Routh

Ashley Routh by Drake Routh, Attorney-in-Fact

Ashley Routh by Drake Routh, Attorney-In-Fact

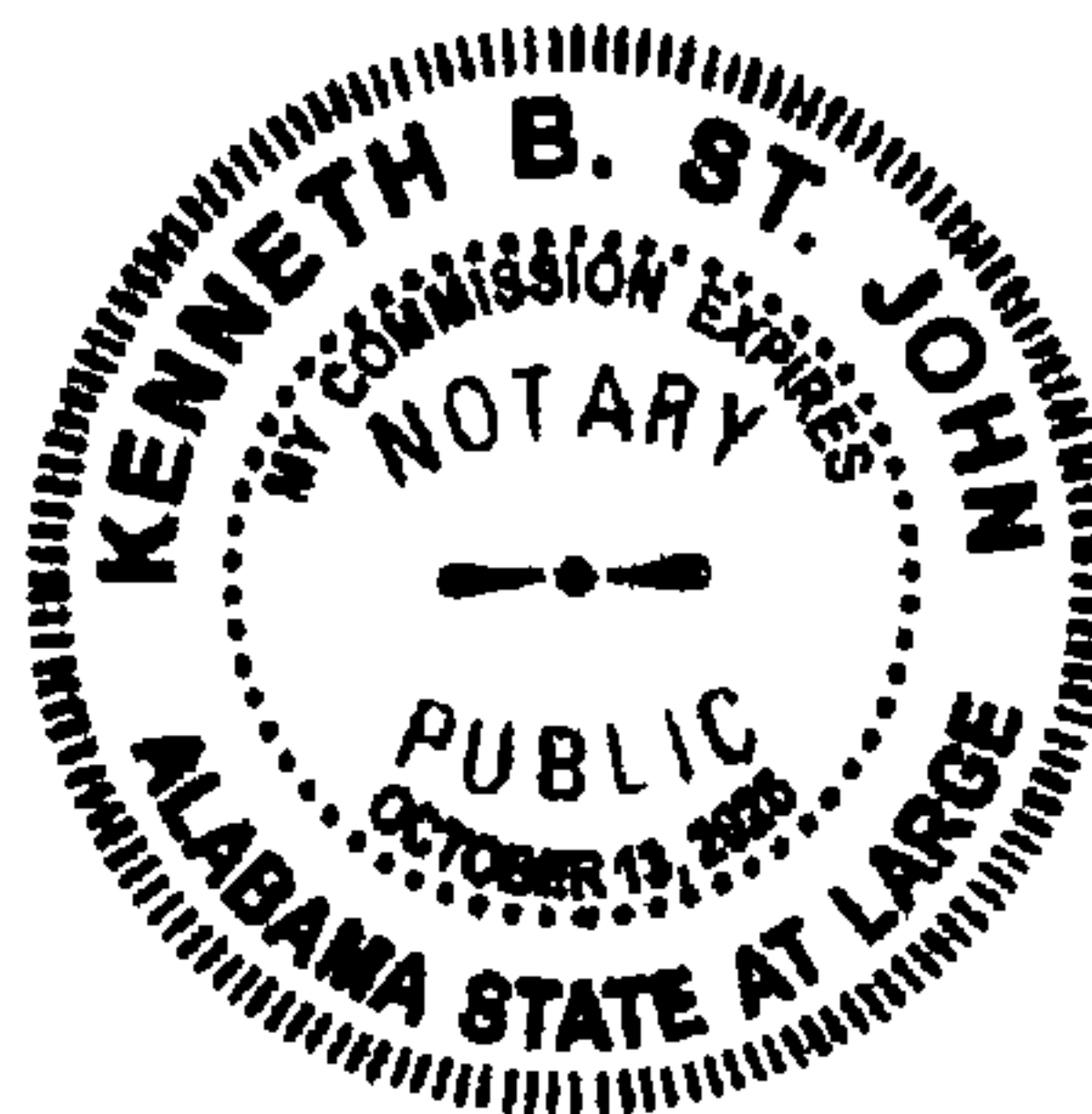
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Drake Routh 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2023.

[Signature]

Notary Public : *Kenneth B. St. John*
My Commission Expires: *10/13/2026*



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Drake Routh, whose name as Attorney-In-Fact for Ashley Routh, 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, he, in his capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 4th day of August, 2023.

[Signature]

Notary Public : *Kenneth B. St. John*
My Commission Expires: *10/13/2026*

