

**SEND TAX NOTICE TO:**

Guillermo Fernandez and Sheila Stephens  
715 1st Avenue West  
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 **TWO HUNDRED TWELVE THOUSAND AND 00/100 (\$212,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Johnny R. Watson, II and Aundi Leann Watson, husband and wife**, whose address is **247 Seddon Road, Riverside, AL 35135**, (hereinafter "Grantor", whether one or more), by **Guillermo Fernandez and Sheila Stephens**, whose address is **715 1st Avenue West, 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 **Guillermo Fernandez and Sheila Stephens, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 715 1st Avenue West, Alabaster, AL 35007 to-wit:**

**The North 1/2 of Lot 3, in Block 2, Nickerson's Survey on Helena Road, according to Map as recorded in Map Book 3, Page 116, 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 \$212,000.00 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 26<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
**Johnny R. Watson, II**

STATE OF ALABAMA  
COUNTY OF SHELBY

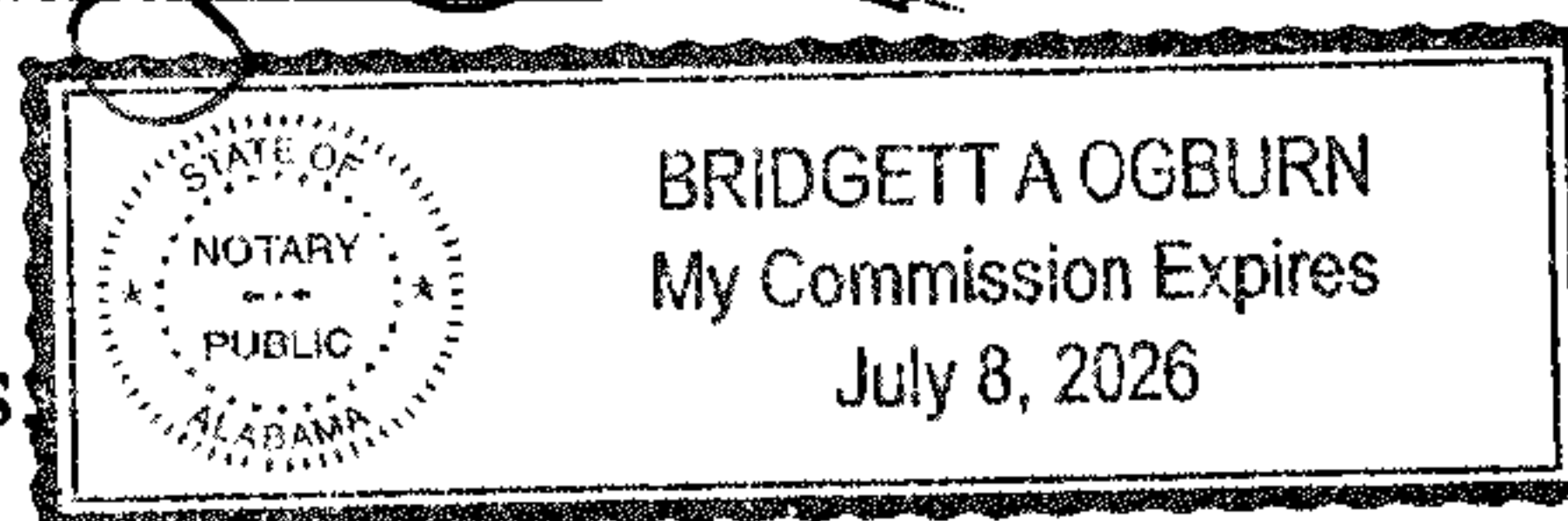
I, the undersigned Notary Public in and for said County and State, hereby certify that Johnny R. Watson, II, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2023.

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

Printed Name:

My Commission Expires



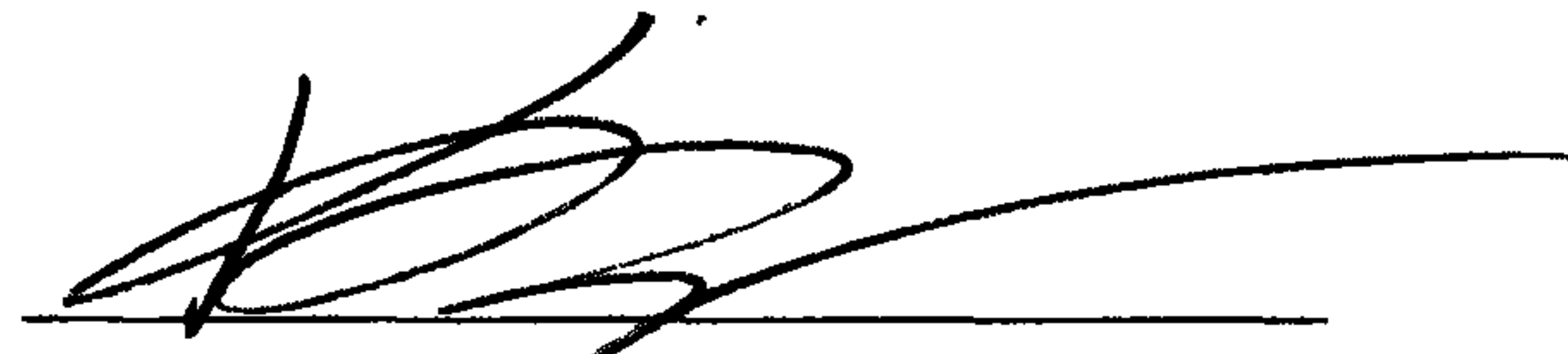


**Aundi Leann Watson**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Aundi Leann Watson, whose name 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 executed the same voluntarily on the day the same bears date.

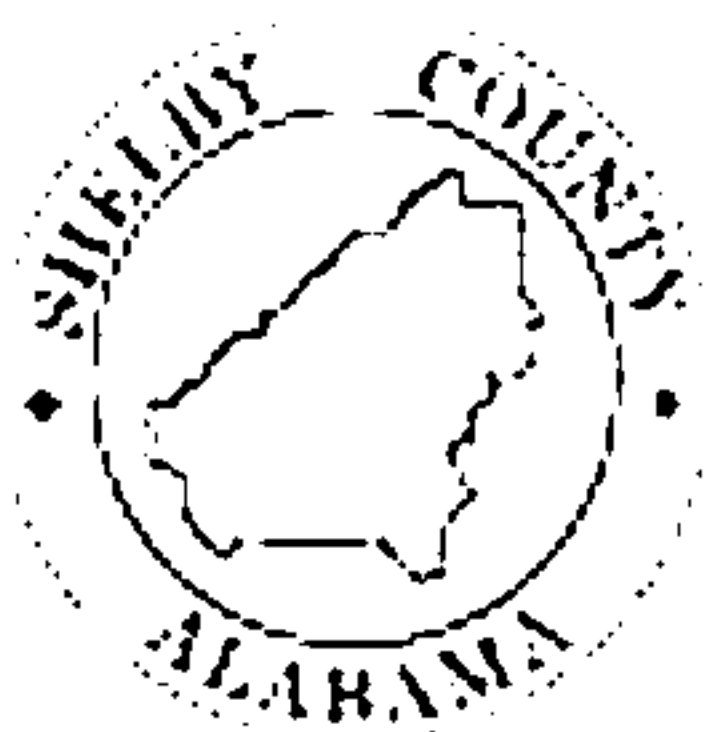
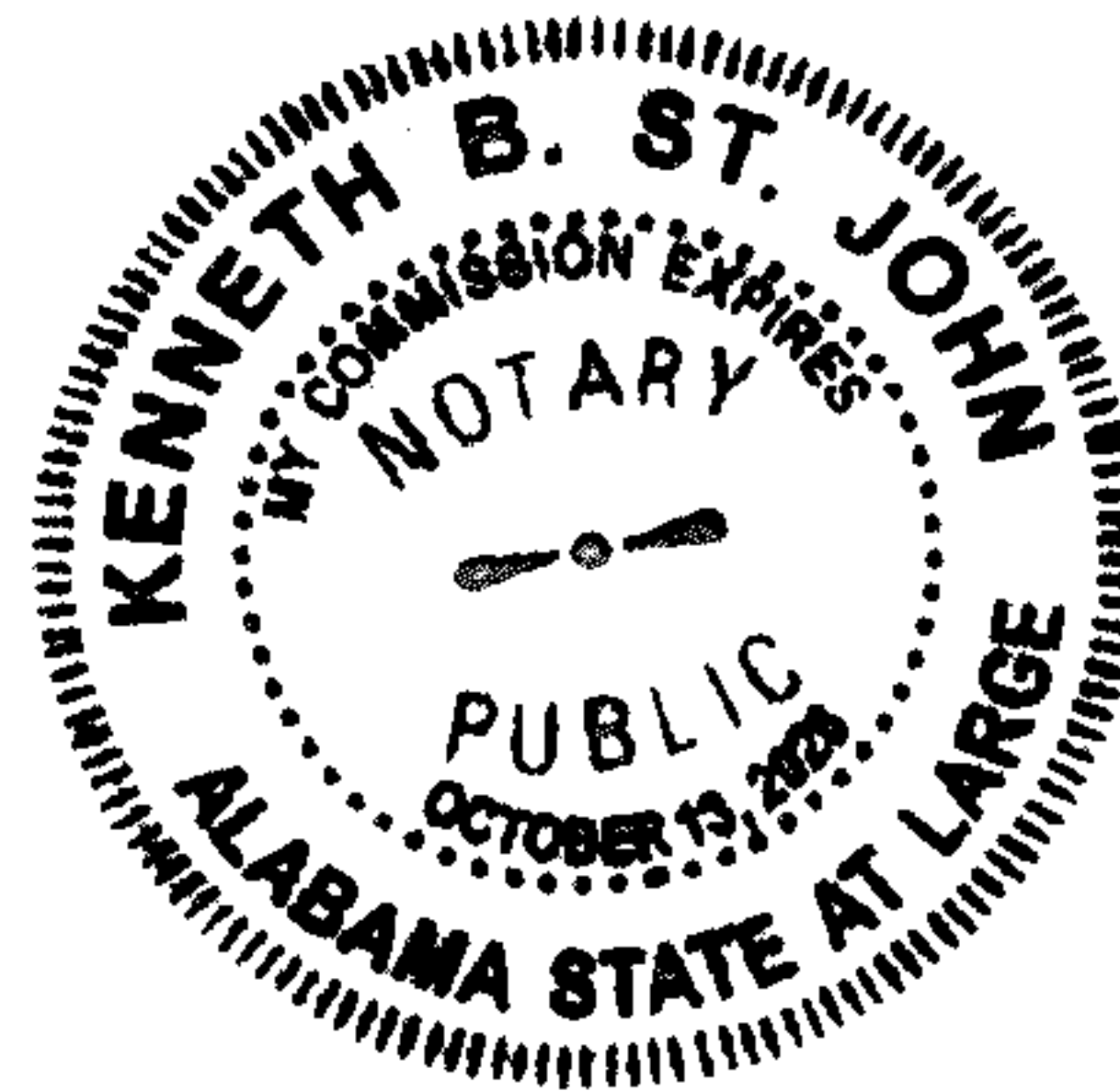
Given under my hand and official seal this 26<sup>th</sup> day of October, 2023.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2023 03:32:22 PM  
\$29.00 JOANN  
20231106000326590

*Audi S. Bayl*