

Send Tax Notice to:  
Megan Campbell Woodard and Justin  
Miles Woodard  
**196 Winterhaven Drive**  
**Alabaster, AL 35007**

This Instrument Prepared By:  
  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BTG-23-14269**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Dana F. Webster and Robert J. Webster, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2116 Royal Fern Lane, Hoover, AL 35244

by **Megan Campbell Woodard and Justin Miles Woodard (herein referred to as "Grantee," whether one or more)**, whose mailing address is

196 Winterhaven Dr., Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **196 Winterhaven Dr., Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$196,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17<sup>th</sup> day of Nov.,  
2023

Dana F. Webster  
Dana F. Webster

Robert J. Webster  
Robert J. Webster

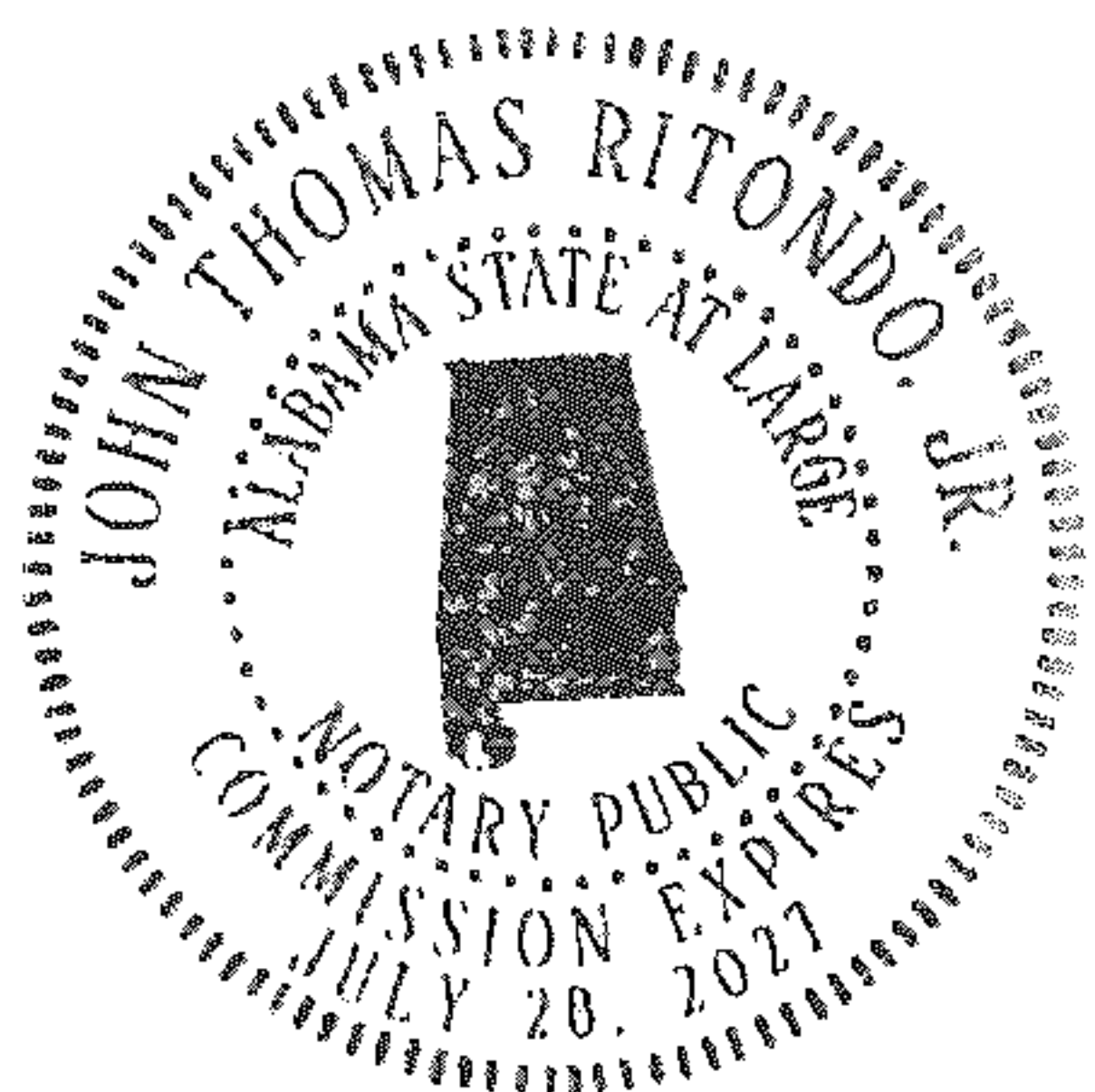
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dana F. Webster and Robert J. Webster 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2023.

[Signature]

Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 10, Block 9, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/20/2023 11:42:42 AM**  
**\$77.00 PAYGE**  
**20231120000339690**

*Allie S. Boyd*