

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew Hornsby, Esq.  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
Equity Holding Corp., Trustee  
P.O. Box 401624  
Las Vegas, NV 89140

**WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Ten and NO/100 Dollars---(\$10.00) to the undersigned grantor, **John T. Watts and Megan Watts, f/k/a Megan E. Bircheat, husband and wife**, of 461 Hamilton Place, Chelsea, AL 35043 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Equity Holding Corp, as Trustee of the 461 Hamilton Place Trust, No. 2309290510, Dated 10/16/2023** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 12-13, according to the Survey of Chelsea Park, 12th Sector, Phase Two, as recorded in Map Book 53, Page 52, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 12<sup>th</sup> Sector, as recorded in Instrument 20200324000116900, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property Address: 461 Hamilton Place, Chelsea, AL 35043

Subject to easements and restrictions of record and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Subject to that mortgage dated 3/15/22 from John T. Watts and Megan E. Bircheat to Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, LLC, in the amount of \$417,203.00, filed for record 03/18/22 recorded in Instrument #20220318000112770, in the Probate Office of Shelby County, Alabama.

Subject to that Lien for Assessments against subject property in favor of Chelsea Park Residential Association, Inc., in the amount of \$1,175.73 with interest, filed for record 05/01/23, recorded in Instrument #20230501000126290, in the Probate Office of Shelby County, Alabama.

Tax Appraised Value for Recording Purposes: \$383,600.00.

Megan Watts and Megan E. Bircheat are one and the same person.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/04/2023 03:27:30 PM  
 \$410.00 MOLLY  
 20231204000350260

*Alex S. Bayl*

This instrument has been made using information provided by the grantor and grantee herein, without benefit of title opinion or survey.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 20 day of October, 2023.

*John T. Watts*  
 John T. Watts

*Megan Watts*  
 Megan Watts, f/k/a Megan E. Bircheat

STATE OF Florida \*  
Polk COUNTY\*

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John T. Watts and Megan Watts, f/k/a Megan E. Bircheat, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of October, 2023.

My Commission Expires:  
 December 18th, 2026

*Mark Anthony Garcia*  
 Notary Public

