

SEND TAX NOTICE TO:
Billie Watters and Donald Watters
682 Chelsea Station Circle
Chelsea, AL 35043

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 THOUSAND AND 00/100 (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shelby Rodda, a single person**, whose address is 2744 Reserve Court, Vestavia Hills, AL 35235, (hereinafter "Grantor", whether one or more), by **Billie Watters and Donald Watters**, whose address is 682 Chelsea Station Circle, Chelsea, AL 35043, (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 **Billie Watters and Donald Watters, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 682 Chelsea Station Circle, Chelsea, AL 35043 to-wit:**

Lot 98, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, 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.

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.

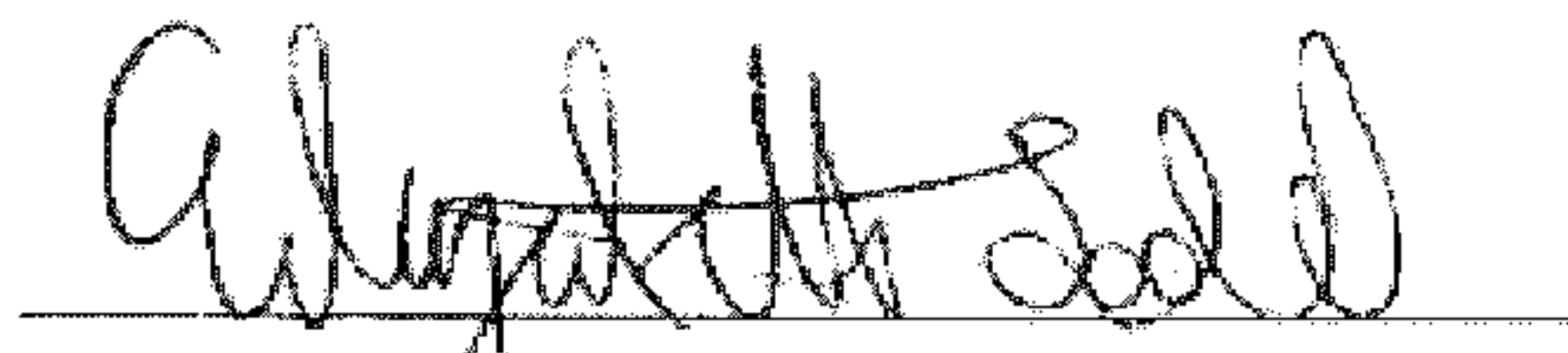
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of November, 2023.

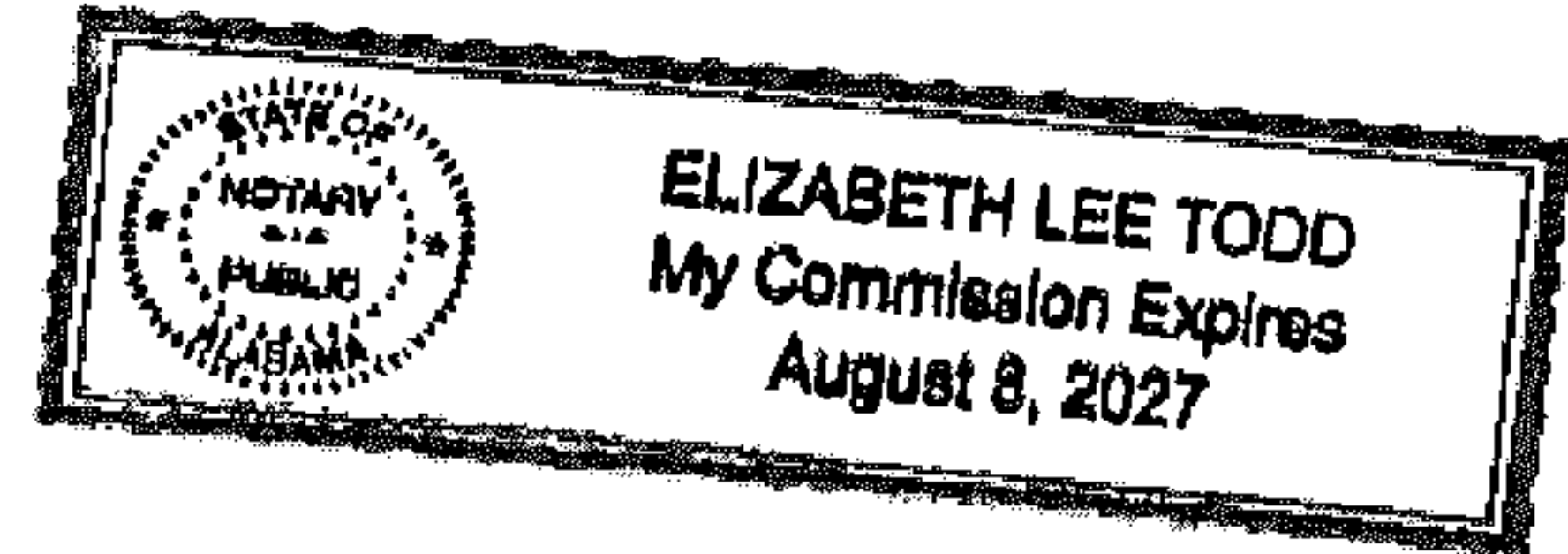

Shelby Rodda

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Shelby Rodda 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 30th day of November, 2023.


Notary Public
My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 11:04:52 AM
\$375.00 PAYGE
20231205000350960

Allie S. Beyle