

20231214000360230 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
12/14/2023 02:21:43 PM FILED/CERT

This instrument prepared by:
Regina B. Edwards, Esq.
109 E Bridge Street
Wetumpka, AL 36092
File No.: REALMISC2023

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) Dollar and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **VICKI D. WILLIAMSON, an unmarried woman**, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **VICKI D. WILLIAMSON, MELISSA WILLIAMSON HAWKINS, AND ROBERT NATHAN WILLIAMSON** (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

Lot 41, according to the survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to all restrictions, reservations, easements and/or rights-of-way appearing of record which affect title to the above-described property.

For ad valorem tax purposes only, the mailing address of the Grantees herein is:

160 Hidden Creek Cove, Pelham, AL 35124

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and my heirs, executors, administrators, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall WARRANT AND

Shelby County, AL 12/14/2023
State of Alabama
Deed Tax: \$139.00



DEFEND the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13th day of December, 2023.

Vicki D. Williamson
VICKI D. WILLIAMSON

STATE OF ALABAMA
COUNTY OF ELMORE

I, Cynthia D. Andrews, a Notary Public in and for the State and County aforesaid, certify that VICKI D. WILLIAMSON, 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 13th day of December, 2023.

[SEAL]

OFFICIAL SEAL
CYNTHIA D. ANDREWS
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES 10-20-2024

Cynthia D. Andrews
NOTARY PUBLIC
My Commission Expires: 10-20-2024

Real Estate Validation Information

Property Address: 160 Hidden Creek Cove, Pelham, AL 35124
Grantee(s) Address: 1118 Camelot Circle, Hoover, AL 35226 (Melissa)
764 Gateway Lane, Seymour, TN 37865 (Robert)
Grantor (s) Address: 160 Hidden Creek Cove, Pelham, AL 35124

Assessor's Market Value: \$138,667.00 (2/3 interest of \$208,000.00)

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence:
 Sales Contract Closing Statement Appraisal Tax Assessment Record Other: _____