

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DAMON S. WILSON and wife, SHERRIE L. WILSON
245 McCLURE DRIVE
WILSONVILLE, ALABAMA 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS (\$426,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Lane N. Ross and Sharon B. Ross, Trustees, or their successors in Trust, under the Ross Living Trust, dated September 20, 2023, and any amendments thereto, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAMON S. WILSON and wife, SHERRIE L. WILSON, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 6, Sector C, according to the survey of The Homestead, as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 003 page 840, Instrument No. 1994-29117 and Map Book 8 page 167 in the Probate Office.
3. By-Laws for Homestead Homeowner Association, Inc., as recorded in Instrument No. 20221216000452880 in the Probate Office.
4. Building setback lines and easements as set out in Map Book 8 Page 167 in the Probate Office.
5. Flood rights to Alabama Power Company as to water elevation contour levels.
6. Riparian and other rights created by the fact that the land fronts on Lay Lake/Coosa River.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20TH day of DECEMBER, 2023.



Lane N. Ross, Trustee under the Ross Living Trust, dated September 20, 2023



Sharon B. Ross, Trustee under the Ross Living Trust, dated September 20, 2023

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Lane N. Ross and Sharon B. Ross, Trustees, or their successors in Trust, under the Ross Living Trust, dated September 20, 2023, and any amendments thereto, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they, as such Trustees and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Ross Living Trust, dated September 20 2023.

Given under my hand and official seal this 20TH day of DECEMBER, 2023.



NOTARY PUBLIC

My Commission Expires: 10/31/2027

Grantor's Name:

Lane N. Ross and Sharon B. Ross, Trustees, or their successors in Trust, under the Ross Living Trust, dated September 20, 2023, and any amendments thereto

Mailing Address:

3794 CHEAHA ROAD
MUNFORD, ALABAMA 36268

Property Address:

245 McClure Drive
Wilsonville, AL 35186

Grantee's name:

DAMON S. WILSON and wife, SHERRIE L. WILSON

Mailing Address:

245 McCLURE DRIVE
WILSONVILLE, ALABAMA 35186

Date of Sale: DECEMBER 20TH, 2023

Total Purchase Price: \$426,000.00

or

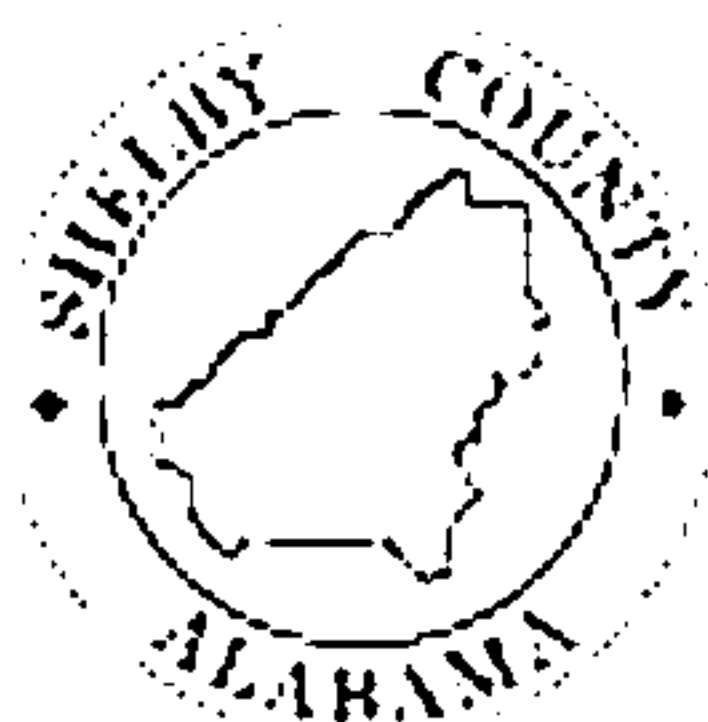
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/27/2023 10:01:30 AM

\$455.00 JOANN

20231227000369930

Allen S. Bayl