

This Instrument was prepared by
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(205)343-0476

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA §

COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty Thousand Dollars and no/100 (\$260,000.00) and other good and valuable consideration, the undersigned **GRANTORS, Vester Dewayne Walker, Jr. and Cassandra Walker**, a married couple, by the **GRANTEES, Stacie F. Hobson and Landon H. Hobson**, the receipt of which is hereby acknowledged, and that said **GRANTORS** do hereby **GRANT, BARGAIN, SELL, AND CONVEY** unto said **GRANTEES** together during their joint lives and then to survivor in fee simple, with every contingent remainder and right of reversion, and subject to the provisions hereinafter contained, that real property more particularly described as

Lot 86, according to the Survey of Final Plat of Camden Cove, 8th Sector, as recorded in Map Book 31, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

The purchase of the above described property is being made in whole or in part with the proceeds of a purchase money mortgage having been executed simultaneously herewith.

This conveyance is hereby made together with all the rights, privileges, tenements, hereditaments, and appurtenances thereunto belonging, or in any way associated with the aforementioned property, and is subject to ad valorem taxes for the current year which have been prorated and their payment assumed by **GRANTEES**; any and all reservations, restrictions, easements, rights of way, covenants, and other matters applicable to the above described real property of record in the Probate Office of the County in which such real property is located (the "Records"), including but not limited to those matters listed in **GRANTORS'** source of title, or shown on Plat of the real property; and any outstanding mineral interest, zoning laws, ordinances of

municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described real property, whether acquired by prescription or as shown in the Records; together with any encroachments or other matters that would be disclosed by an accurate survey of the same real property (collectively, the "Reservations").

And, except as to the above Reservations, the GRANTORS, for themselves and their heirs, successors and assigns, do hereby covenant with the GRANTEES that the GRANTORS are lawfully seized with an indefeasible estate in fee simple in and to said property, that said property is free and clear of all liens and encumbrances except for the Reservations, and that the GRANTORS their heirs, successors and assigns, do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

28th IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seal this the 28 day of February, 2024.

Vester Dewayne Walker, Jr.
Vester Dewayne Walker, Jr.

Cassandra Walker
Cassandra Walker

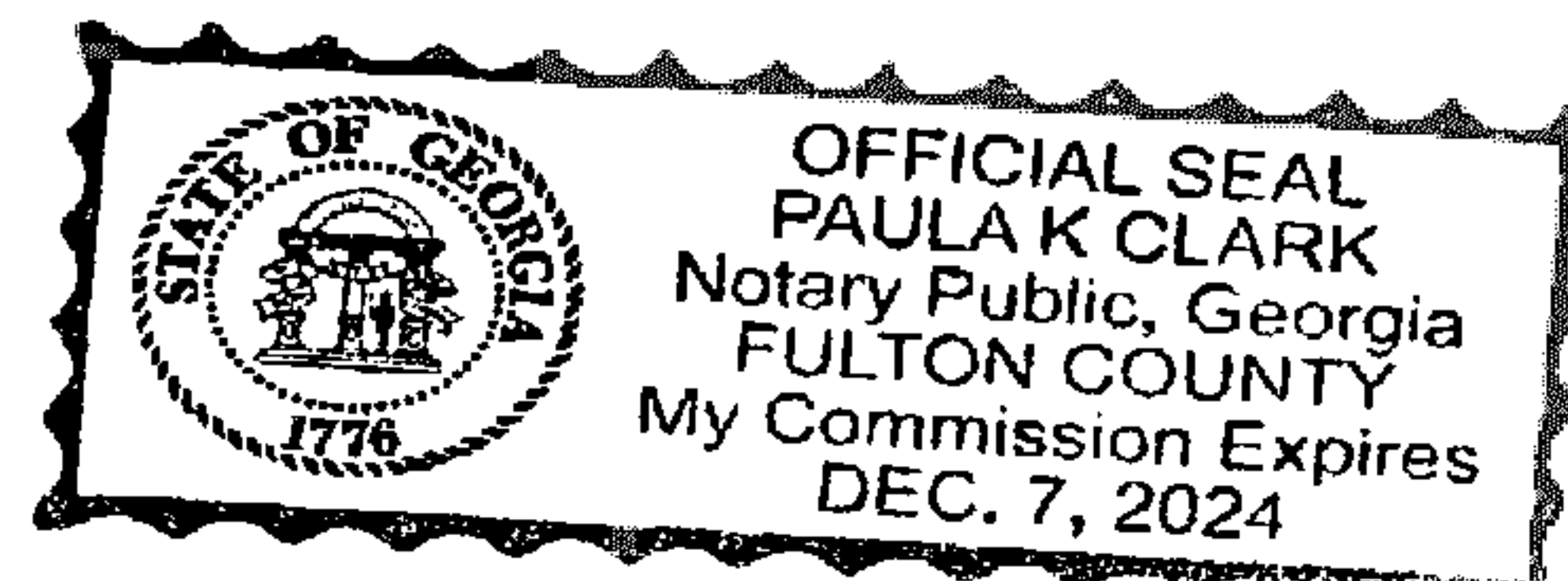
STATE OF Georgia §

COUNTY OF Fulton §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that on this day, **Vester Dewayne Walker, Jr. and Cassandra Walker**, who is/are personally known to me or who has produced driver license as identification, acknowledged before me on this day, that having been informed of the contents of this conveyance, executed the same voluntarily.

Witness by my hand and official seal on this the 28th day of February, 2024.

Paula K. Clark
Notary Public
My commission expires: December 7, 2024



REAL ESTATE SALES VALIDATION

Grantor's Name: Vester Dewayne Walker, Jr.

Grantee's Name: Stacie F. Hobson

Mailing Address: 200 Apollo way
Union City GA 30291

Mailing Address: Landon H. Hobson
205 Camden lake Drive
Calera, Alabama 35040

Property Address: 205 Camden Lake Dr.
Calera, AL 35040

Date of Sale: 02/29/2024

Purchase Price: \$ 260,000.00

or

Actual Value: \$ _____

or

Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence (check one)

- Bill of Sale
- Appraisal
- Sales Contract
- Closing Statement
- Other _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2024 11:56:36 AM
 \$41.00 BRITTANI
 20240304000058100

Allie S. Bayl