

**SEND TAX NOTICE TO:**

William Owen Watkins, Kayce Watkins, and Owen  
Kahn Watkins  
161 Sunset Lake Drive  
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 **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$435,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew Gene Johnson and Tina Johnson, husband and wife**, whose address is 161 Sunset Lake Drive, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **William Owen Watkins, Kayce Clayton Watkins, and Owen Kahn Watkins**, whose address is 161 Sunset Lake Drive, 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 **William Owen Watkins, Kayce Clayton Watkins, and Owen Kahn Watkins, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **161 Sunset Lake Drive, Chelsea, AL 35043 to-wit:**

**Lot 45, according to the Final Plat of Sunset Lake, Phase 1, as recorded in Map Book 29, page 68 in the Probate Office of Shelby County, Alabama.**

**Kayce Clayton Watkins is one and the same person as Kayce Watkins.**

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.

It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and is such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving none of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

Subject to a third-party mortgage in the amount of \$310,000.00 executed and recorded simultaneously herewith.

**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 27th day of June, 2024.



Matthew Gene Johnson



Tina Johnson


psr

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ *Shelby*

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Gene Johnson and Tina Johnson 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.

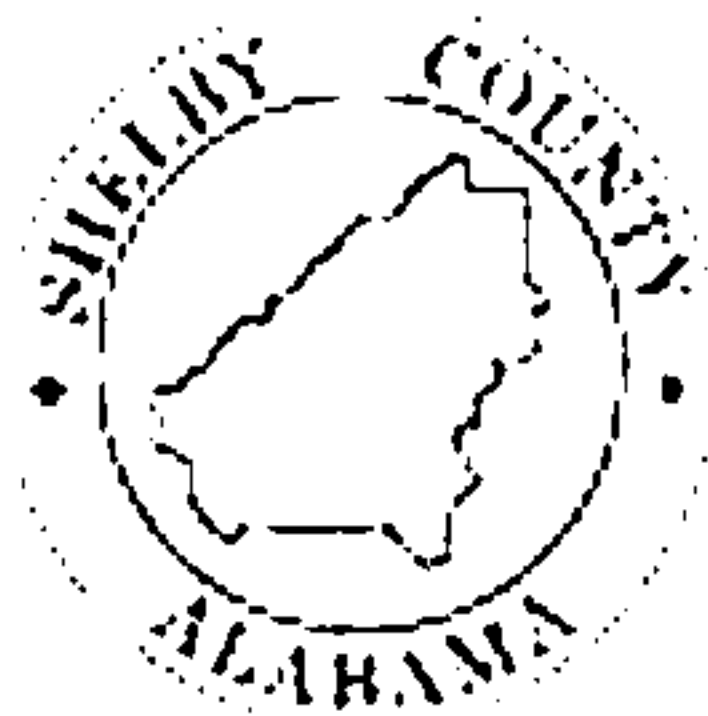
Given under my hand and official seal this 27th day of June, 2024.



Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/28/2024 08:41:25 AM  
\$152.00 PAYGE  
20240628000194190

*Allen S. Bayal*