

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Grantee's Mailing Address/  
Send Tax Notice To:  
**Martin Randall Bennett**  
**Deanna Bennett**  
**3409 Townes Cir**  
**Hoover, AL 35244**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$569,900.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Dan Amberson Watkins and Kathy T Watkins, a married couple,**  
(herein referred to as "Grantors") do grant, bargain, sell and convey unto  
**Martin Randall Bennett and Deanna Bennett**  
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 813, according to the Survey of Lake Wilborn Phase 8B as recorded in Map Book 53, Page 86 in the Probate Office of Shelby County, Alabama.**

\$455,920.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; 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 the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 27th day of December, 2024.

*Dan A. Watkins*

**Dan Amberson Watkins**

*Kathy T. Watkins*

**Kathy T Watkins**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Dan Amberson Watkins and Kathy T Watkins** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 27, 2024.

*Shelby Henderson*  
Notary Public

My Commission Expires:

Grantor's Address: *3108 Starview Cir. Hoover, AL 35243*

Property Address: *3409 Townes Cir Hoover, AL 35244*  
Parcel ID Number: *13 2 04 4 004 002.000*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2024 12:51:12 PM  
\$136.00 PAYGE  
20241227000395130

*Allen S. Boyd*

