

17974

LIEN FOR MEDICAL PAYMENTS UNDER ALABAMA MEDICAID AGENCY

Whereas, IDA M. WATSON, ("Medicaid Claimant") is justly indebted to the Alabama Medicaid Agency ("Agency") to the extent that the Agency has paid medical benefits for Medicaid Claimant under the Alabama Medicaid Program ("the Program"); and

WHEREAS, Medicaid Claimant may hereafter become indebted to the Agency to the extent that the Agency pays future benefits for Medicaid Claimant,

NOW, therefore, in order to secure the repayment of said indebtedness and in order for Medicaid Claimant to obtain medical benefits under the Program, the Medicaid Claimant, joined by (his)(her) spouse, does hereby GRANT, BARGAIN, SELL, ASSIGN and CONVEY unto the Agency, its successors and assigns, a lien for the full dollar value of said medical benefits paid and to be paid, on the following described real estate situated in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT TO LIEN FOR IDA M. WATSON: PARCEL #36 2 03 2 201 034.003 DEED BOOK # PAGE #



20121121000446880 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/21/2012 10:48:34 AM FILED/CERT

Subject, however to all existing liens now on said property.

Notice of this lien will be recorded in said County. The dollar value of this lien as it may exist from time to time, may be obtained by writing to: Lien Office, Alabama Medicaid Agency, Post Office Box 5624, Montgomery, Alabama 36103-5624. This lien shall be due and payable upon the sale, transfer or lease of said property, or upon the death of Medicaid claimant, and shall otherwise be enforceable in accordance with the limitations of 42 U.S.C. s1396a(18) as the same may be amended.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument to voluntarily grant the aforesaid lien on this the 35 day of September, 20 12

Ida M. Watson  
MEDICAID CLAIMANT

WITNESS: Jelisha Hall  
ADDRESS: 881 3rd Street NE Alabaster AL 35007  
TELEPHONE: [REDACTED]

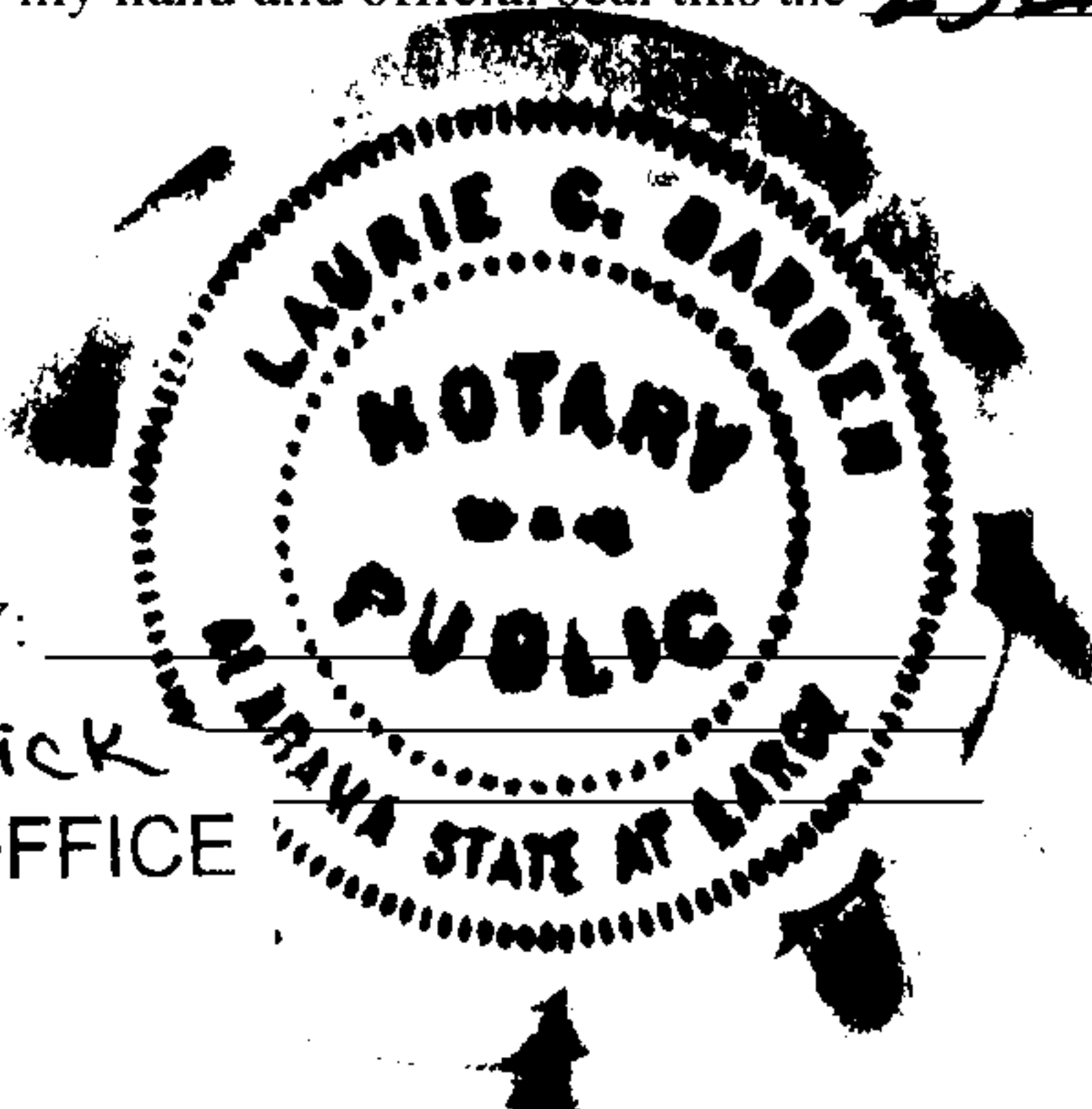
SPOUSE

WITNESS: Judy Ponce  
ADDRESS: 881 3rd St N.E Alabaster AL  
TELEPHONE: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, A Notary Public in and for said State and County, hereby certify that Ida M. Watson whose name as an Alabama Medicaid claimant, a (single)(married) person, is signed to the foregoing instrument, and (his)(her) spouse, whose name is also signed to said instrument, acknowledged before me on this day that being informed of the contents of said instrument (they)(he)(she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of September, 20 12  
(SEAL)



Laurie C. Darden  
NOTARY PUBLIC  
ADDRESS: 881 3rd St. NE, Alabaster, AL 35007  
Commission Expires July 29, 2013

PREPARED BY: \_\_\_\_\_

M. Fitzpatrick

TUSCALOOSA DISTRICT OFFICE  
907 22nd Ave  
Tuscaloosa, AL 35401-5822

Alabama Medicaid Agency

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears**

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) David Wayne Watson

(Address) 608 Chesser Court

Chelsea, AL 35043

Tax Assessed Value: \$54,700.00

**QUITCLAIM DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20121121000446880 2/2 \$15.00  
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KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED and 00/100 (\$500.00) DOLLARS**, to **DAVID WAYNE WATSON, a married man** (the “Grantor” herein, whether one or more), in hand paid by **IDA M. WATSON** (the “Grantee” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, to wit:

**Lot 1, according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, Page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

**SUBJECT TO:**

- Taxes for 2012 and subsequent years.
- Transmission line permits to Alabama Power Company as recorded in Real Book 333, Page 182; Real Record 291, Page 1; Deed Book 91, Page 113 in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 74, Page 90, in Probate Office.
- Restrictions as recorded in Real Record 299, Page 688 and amended restrictions recorded in Inst. No. 1996-25544 in Probate Office.
- 15-foot general use easement over South side including pedestrian access and 18-foot general use easement over the North side, including pedestrian access as shown on recorded map.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 90, Page 63, in Probate Office.

Situated in **SHELBY** County, Alabama.

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR. NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**