20181203000422050 12/03/2018 12:30:27 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Randall W. Watson & Debra E. Watson 320 Old Cahaba Trail Helena, AL 35080

STATE OF ALABAMA	)
	) JOINT SURVIVORSHIP WARRANTY DEED
COUNTY OF SHELBY	)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, LEONARD ALONZO SMITH, a married man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, RANDALL W. WATSON and DEBRA E. WATSON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 743, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$180,000.00 of the above-recited consideration is being paid in cash.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20181203000422050 12/03/2018 12:30:27 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantor has	hereunto set his hand and seal this the 29th day of
November, 2018.	
21 MM	
LEONARD ALQNZO SMITH	
STATE OF ALABAMA	)
	)
COUNTY OF JEFFERSON	)
known to me, acknowledged before me on the instrument, he executed the same voluntarily	me is signed to the foregoing conveyance and who is is day that, being informed of the contents of the
TOTA DITTO /	
My commission expires:	
wiy commission expires.	
Malcolm Stewart McLeod  Notary Public Alabama State at Large  Alabama State at Large  My Commission Expires 08.15.2022	

## 20181203000422050 12/03/2018 12:30:27 PM DEEDS 3/3

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	LEONARD ALC	ONZO SMITH	G	RANDALL W. WATSON and Grantee's NameDEBRA E. WATSON		
Mailing Address	125 ASHTON \CHELSEA, AL		Mailing Address 320 OLD CAHABA TRAIL HELENA, AL 35080			
Property Address	ss 320 OLD CAHA HELENA, AL 3		Date of Sale November 30, 2018			
			Total F	Purchase Price	\$180,000.00	
			Actu	or al Value	\$	
			Assessors	or Market Value	\$	
- · · · · · · · · · · · · · · · · · · ·		claimed on this form ca evidence is not required		in the following	documentary evidence: (check	
Bill of Sale		-	Appraisa			
Sales Cont X Closing Sta		-	Other			
If the conveyand of this form is no	<del>-</del>	nted for recordation cor	ntains all of the	e required infor	mation referenced above, the filing	
		Ins	tructions			
Grantor's name current mailing		ss - provide the name o	f the person o	r persons conv	eying interest to property and their	
Grantee's name conveyed.	and mailing addre	ss - provide the name o	of the person of	or persons to w	hom interest to property is being	
	s - the physical add roperty was convey		ing conveyed,	if available. D	ate of Sale - the date on which	
	price - the total amo offered for record.	ount paid for the purcha	se of the prop	erty, both real	and personal, being conveyed by	
	ed for record. This			<del>_</del>	and personal, being conveyed by the icensed appraiser or the assessor's	
valuation, of the	property as determ	nined by the local officia	al charged with	n the responsib	narket value, excluding current use ility of valuing property for property 3ma 1975 § 40-22-1(h).	
further understa	<u>-</u>	atements claimed on th			ocument is true and accurate. I bosition of the penalty indicated in	
Date <u>Novemb</u>	er 30, 2018		Print <u>Mal</u>	colm S McLed	od	
Unattest	ed		Sign	, ·		
		(verified by)		(Grantor/Gra	ntee/Owner/Agent) circle one	
			ļ			



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 12:30:27 PM
S201.00 CHERRY
20181203000422050

alli s. Bush