This instrument prepared by: Rosalie Doggett 240 Applegate Parkway Pelham, AL 35124 SEND TAX NOTICE TO: Brian C. Watson and Stacia R. Watson 6761 Highway 10 Montevallo, AL 35115

	WARRANTY DEED	20190207000040160		
OTATE OF ALABAMA		02/07/2019 09:07:01 AM		
STATE OF ALABAMA) }	DEEDS 1/3		
SHELBY COUNTY	j			

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged. I/we, Jamie Suire Hamilton, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian C. Watson and Stacia R. Watson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence south 89 degrees 55 minutes 0 seconds West along the South line of said 1/4-1/4 section a distance of 315.95 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 691.95 feet; thence North 0 degrees 04 minutes 23 seconds East a distance of 534.98 feet to the southerly right of way of Shelby County Hwy. 10; thence North 67 degrees 58 minutes 16 seconds East along said right of way a distance of 505.23 feet to a point of curve to the right having a central angle of 02 degrees 01 minutes 35 seconds and a radius of 3838.64 feet; thence along the arc of said curve and along said right of way a distance of 135.76 feet; thence South 0 degrees 32 minutes 40 seconds West and feaving said right of way a distance of 295.86 feet; thence North 69 degrees 3 minutes 52 seconds East a distance of 65.43 feet; thence North 74 degrees 42 minutes 19 Seconds East a distance of 39.62 feet; thence South 0 degrees 2 minutes 8 seconds West a distance of 510.14 feet to the POINT OF BEGINNING.

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.

Jamie Suire Hamilton is one and the same as Jamie L. Suire who acquired title under Instrument #2002-14739, recorded 03/29/02 in the Office of the Judge of Probate of Shelby County, Alabama.

Ramar Trey Hamilton having died on or about 9/29/2017.

Subject to a third party mortgage in the amount of \$123,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's helps, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

20190207000040160 02/07/2019 09:07:01 AM DEEDS 2/3

 $\mathbb{Z}^{\mathbb{N}}$ WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this $\mathbb{Z}^{\mathbb{N}}$, 20 <u>\~``</u> JENUCY

mie Suire Hamilton

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Suire Hamilton whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3 day of 3 music 124. 20

Notary Public

My commission expires:

ROSALIE K DOGGETT Notary Public, Alabama State At Large My Commission Expires January 31, 2021

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Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Jamie Suire Hamilton	Grantee's Name Mailing Address	Brian C Watson	C. Watson and Stacia R.	
Property Address	6761 Highway 10 Montevallo, AL 35115	Date of Sale Total Purchase Pri or Actual Value or Assessor's Market		January 31, 2019 \$130,000.00 \$	
The purchase prio (check one) (Reco Bill of Sale Sales Contrac X Closing States	- -	n can be verified in ot required) Appraisat Other:	the fol	lowing documentary evidence:	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
	Instru	ıctions			
Grantor's name and mailing address - Jamle Suire Hamilton, , .					
Grantee's name and mailing address - Brian C. Watson and Stacia R. Watson, , .					
Property address -	6761 Highway 10, Montevallo, AL 351	15			
Date of Sale - January 31, 2019.					
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.					
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value,					
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 40-22-1 (h).					
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> & 40-22-1 (h).					
Date: January 31,	2019				
		Sign	Agent		

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2019 09:07:01 AM

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Validation Form

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