

20191227000478890  
12/27/2019 11:26:45 AM  
DEEDS 1/3

SEND TAX NOTICE TO:  
Andrew C. Bradley and Caroline Bradley  
3030 Old Stone Drive  
Birmingham, Alabama 35242

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Two Hundred Twenty Seven Thousand Five Hundred dollars & no cents (\$227,500.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Michael W. Watson and Nicole Watson, husband and wife**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Andrew C. Bradley and Caroline Bradley**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 10A, BLOCK 1, ACCORDING TO THE RESURVEY AND SUBDIVISION OF LOTS 6, 7, 8, 9, AND 10, BLOCK 1 STONERIDGE AS RECORDED IN MAP BOOK 7, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$182,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 20, Page 307 and Book 17, Page 864 in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Book 308, Page 191.

20' Driveway easement in rear of said property as recorded in Book 7, Page 138.

20' Sewer Easement in rear of said property as recorded in Book 7, Page 138.

5' General Easement in rear of said property as recorded in Book 7, Page 138.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #1911029

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 20, 2019.

Michael W. Watson (Seal)  
Michael W. Watson

Nicole Watson (Seal)  
Nicole Watson

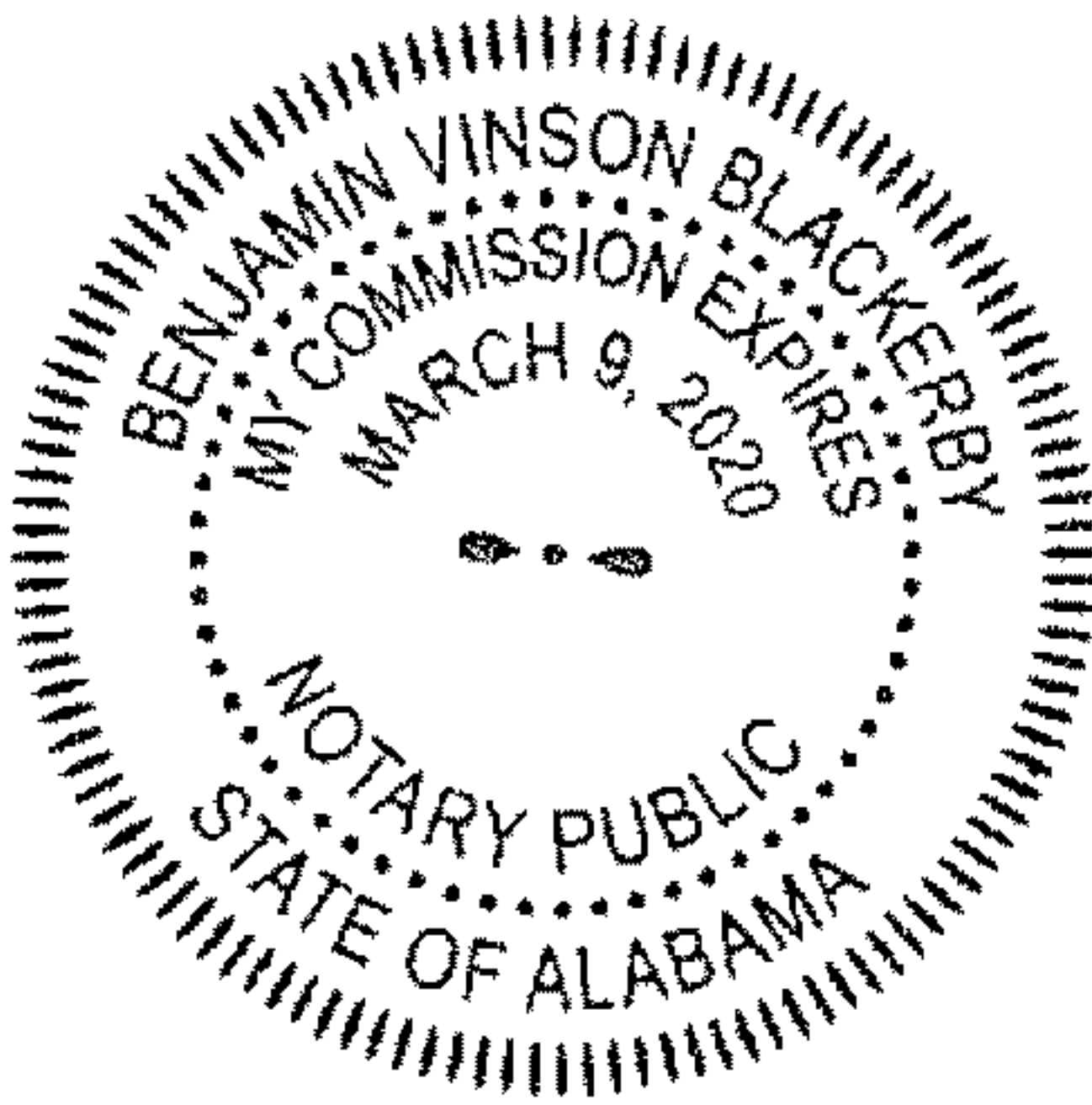
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael W. Watson and Nicole Watson, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2019



[Signature]  
Notary Public.

(Seal)  
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Michael W. Watson and Nicole Watson Grantee's Name Andrew C. Bradley and Caroline Bradley

Mailing Address 513 Meadow Ridge Cir
Birmingham, Alabama 35242
Property Address 3030 Old Stone Drive
Birmingham, Alabama 35242

Mailing Address 3030 Old Stone Drive
Birmingham, Alabama 35242

Date of Sale 12/20/2019

Total Purchase Price \$227,500.00

or
Actual Value

or
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
[X] Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 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 Code of Alabama 1975 § 40-22-1 (h).

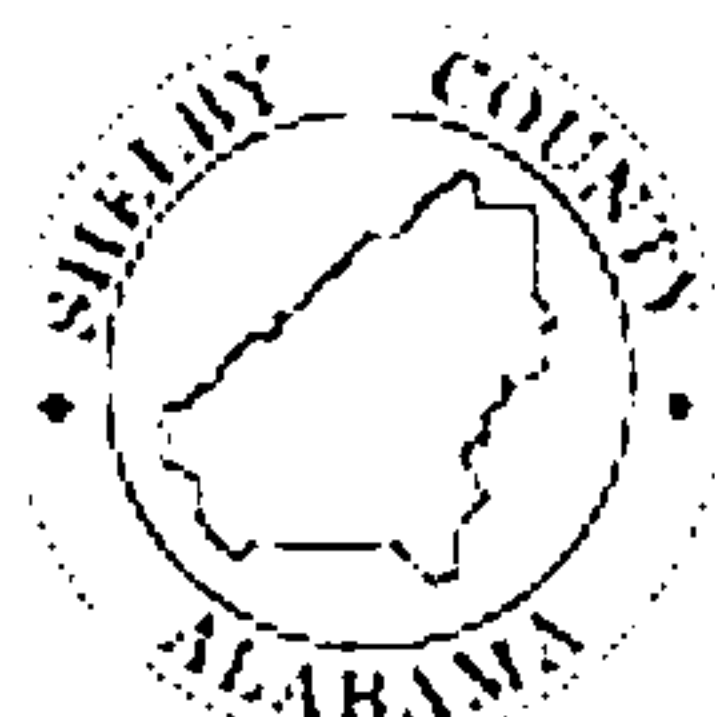
Date 12/20/19

Print Andrew C. Bradley

Unattested

(verified by) [Signature]

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2019 11:26:45 AM
\$73.50 CHERRY
20191227000478890

[Signature]