

20220923000366630
09/23/2022 09:41:47 AM
QCDEED 1/3

This Deed Prepared By:
Clinton H. Ritchie, Jr.
Attorney at Law
1356 Hueytown Road
Hueytown, Alabama 35023

Send Tax Notice to:
Anthony Scott Watson
Cory McLane Watson
457 Hwy 480
Vandiver, AL 35176

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, in hand paid to the undersigned **William Adam Tompkins**, a single man, (hereinafter "GRANTOR"), individually and as the sole issue of William C. Tompkins, Jr., also known as William Clyde Tompkins, Jr., deceased, who died on or about January 11, 2019, the Grantor does hereby release, quitclaim, grant, sell, and convey to **Anthony Scott Watson, a married man and Cory McLane Watson, a married man** (hereinafter GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, all of Grantor's right, title and interest in and to the following described Real Estate, lying and being in the County County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION

A part of the West Half of the NE ¼ of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of the NW ¼ of the NE ¼ of said section, run South 0 degrees 20'E (Alabama Grid Bearing) along the ¼ - ¼ section line, 1188.3 feet to the Point of Beginning; thence South 89 degrees 40' W, 199.0 feet; thence South 0 degrees 20'E, 430.7 feet to the north right-of-way of the county highway; thence South 84 degrees 50'E along said right-of-way, 199.8 feet to the ¼ - ¼ section line; thence North 0 degrees 20' W along said line, 450.0 feet to the Point of Beginning.

NOTE: **The purpose of this deed is to clear title.** The further purpose of this deed is to quitclaim grantor's interest, if any, in the hereinabove described property to the grantees. The property described herein is not the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEE forever 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.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 19TH day of September, 2022.


William Adam Tompkins, GRANTOR

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William Adam Tompkins**, whose name is signed to the foregoing conveyance and who is known to me, or who proved to me on the basis of satisfactory evidence to be the persons whose names are signed hereto, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he signed his name thereto on the day the same bears date as his free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19TH day of September, 2022.

Michelle Walden
Notary Public
My Commission Expires: 05-27-2025

Real Estate Sales Validation Form

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

Grantor's Name William Adam Tompkins
Mailing Address 256 Sun Valley Circle
Sterrett, AL 35147

Grantee's Name Anthony Scott Watson & Cory
Mailing Address McLane Watson
457 Hwy 480
Vandiver, AL 35176

Property Address Old Sterrtt Rd
Sterrett, AL 35147

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 13,250.00
or
Assessor's Market Value \$

Parcel ID 04-6-23-0-000-003.003

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
Sales Contract
Closing Statement
Appraisal
Other
1/2 interest of tax assessed value \$26500= \$13,250.00

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 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 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 09-19-2022
Print WILLIAM ADAM TOMPKINS
Unattested Kiley Brasher verified by
Sign [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2022 09:41:47 AM
\$29.00 JOANN
20220923000366630

Allen S. Bezel

Form RT-1