

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
Anthony Scott Watson  
Cory M. Watson  
457 Hwy 480  
Vandiver, AL 35176

STATE OF ALABAMA,  
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, , *Linda J. Watson, a single woman*, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to *Anthony Scott Watson and Cory M. Watson, as joint tenants with right of survivorship*, (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

This deed executed to terminate any homestead ~~interest~~ in the described property.

TO HAVE AND TO HOLD to said GRANTEE forever.

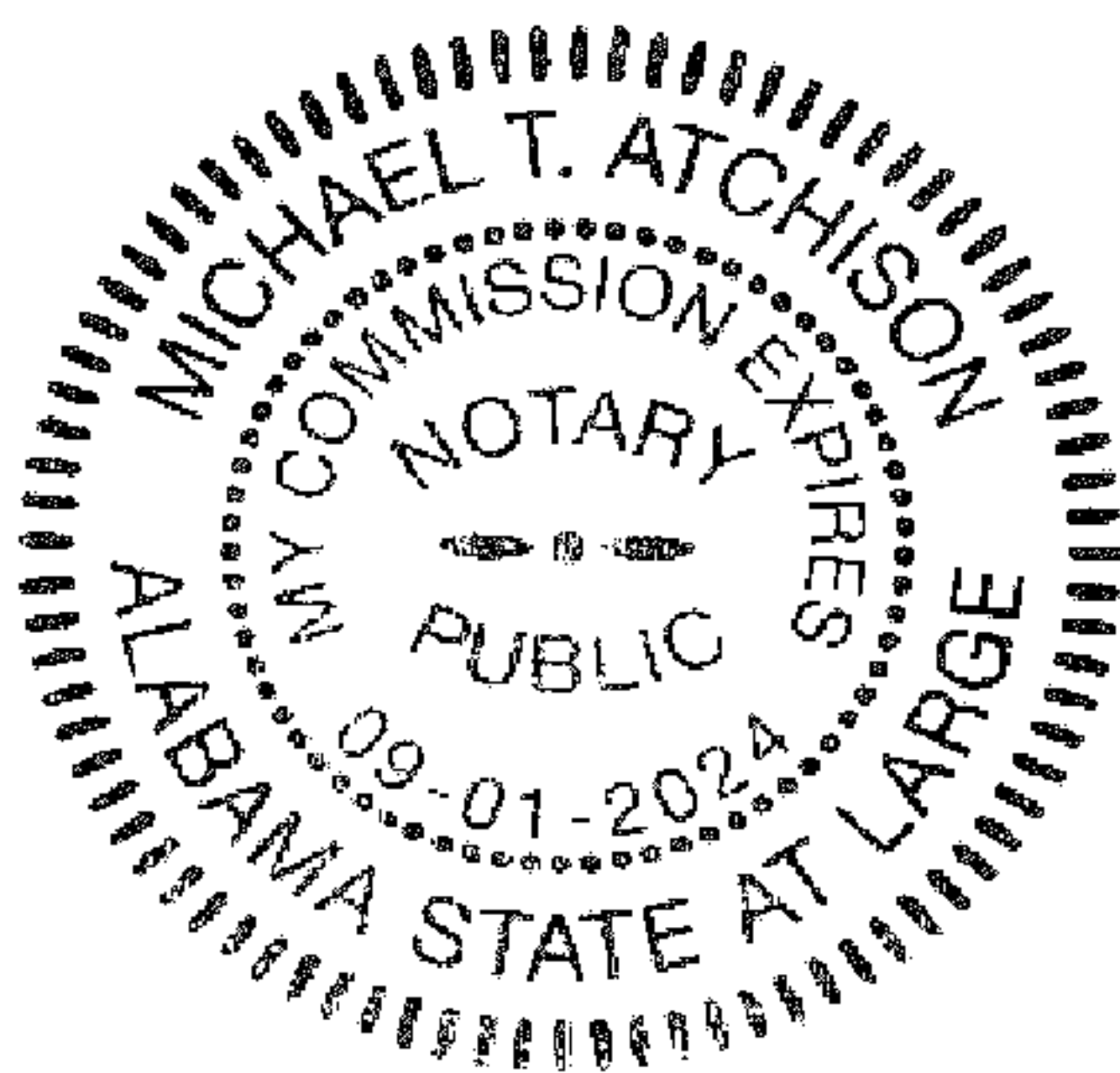
Given under my hand and seal, this 20<sup>th</sup> day of February 2024.

\_\_\_\_\_  
Linda J. Watson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that *Anthony J. Watson and Cory M. Watson*, whose name(s) is/are signed to the foregoing conveyance, and who 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 this 20<sup>th</sup> day of February 2024



\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-1-24

**EXHIBIT A – LEGAL DESCRIPTION**

All the part of the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 15, Township 18 South, Range 1 East, lying south of Highway No. 43.

**Less and Except** the East 15 acres of uniform width of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 15, lying South of Highway No. 43,

**Also, Less and Except** Commence at the Southwest Corner of the SE $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 15, Township 18 South, Range 1 East, thence run North along the West boundary line of said quarter-quarter section a distance of 600 feet to the point of beginning; thence turn an angle of 90° to the right and run East parallel to the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 630 feet; thence turn an angle to the left of 90° and run North parallel to the West boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 420 feet; thence turn an angle to the left of 90° and run West parallel to the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 630 feet to the West boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run South along said boundary line a distance of 420 feet to the point of beginning.

Real Estate Sales Validation Form

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

|                  |   |                         |  |
|------------------|---|-------------------------|--|
| Grantor's Name   | <u>Linda J. Watson</u>                          | Grantee's Name          | <u>Anthony Scott Watson</u>  |
| Mailing Address  | <u>1150 Hwy 43</u><br><u>Vandiver, AL 35176</u> | Mailing Address         | <u>Cory M. Watson</u><br><u>457 Hwy 480</u><br><u>Vandiver, AL 35176</u> |
| Property Address | <u>1150 Hwy 43</u><br><u>Vandiver</u>           | Date of Sale            | <u>20 Feb 2024</u>   |
|                  |   | Total Purchase Price    | \$   |
|                  |   | or                      |  |
|                  |   | Actual Value            | \$   |
|                  |   | or                      |  |
|                  |   | Assessor's Market Value | \$ <u>5,000.00</u>   |

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)

|  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                         |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other <u>Tax Value</u> |
| <input type="checkbox"/> Closing Statement |  |

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          | <u>20 Feb 2024</u> | Print                                    | <u>Linda J. Watson</u> |
| Unattested    |                    | Sign                                     | <u>Linda J. Watson</u> |
| (verified by) |                    | (Grantor/Grantee/Owner/Agent) circle one |                        |

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/22/2024 10:50:27 AM  
\$33.00 JOANN  
20240222000045990

Alli S. Bayl