


THIS INSTRUMENT PREPARED BY:

Send tax notice to:

Ted Stuckenschneider
427 Frank Nelson Building
205 North 20th Street
Birmingham AL 35203
Phone (205) 324-5631

Dewey M. Watts, Jr.
2933 Coatbridge Lane
Birmingham AL 35242

WARRANTY DEED


20120806000286030 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/06/2012 11:47:03 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 (\$1.00) Dollars, to the undersigned Grantor in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, I, **Dewey M. Watts, Jr., as Executor of the Estate of Margaret W. Kessler, Deceased**, do grant, bargain, sell and convey unto **Dewey M. Watts, Jr.**, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 4, Block 2, as recorded in Map Book 4, Page 29, in the Office of the Judge of Probate of Shelby County, said parcel being located in Indian Springs Ranch.

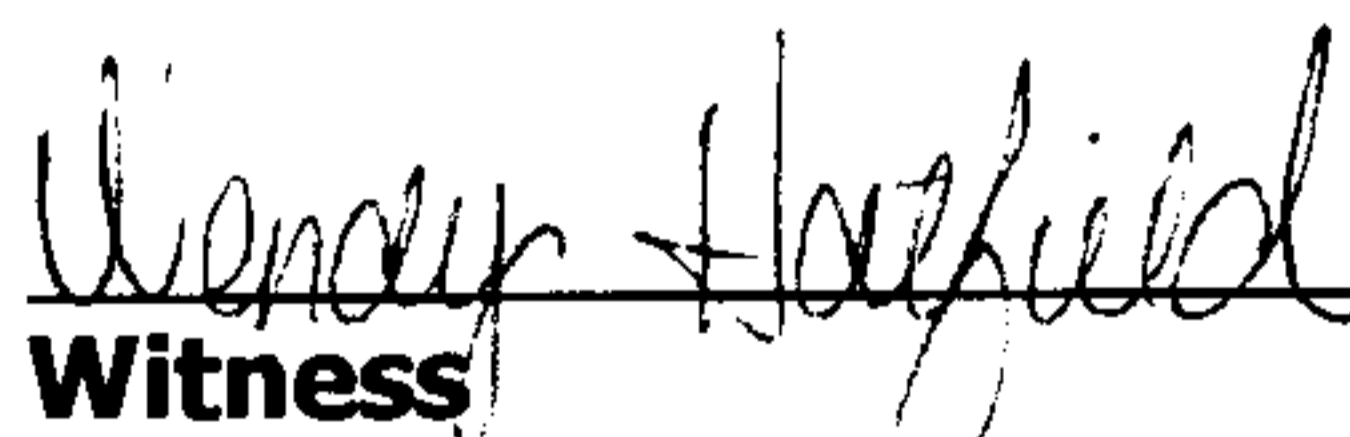
This Deed is being given pursuant to the terms of the **Will of Margaret W. Kessler, Deceased**, as filed for probate in the Office of the Judge of Probate of Shelby County, Case Number 41-150.

This Deed is being given pursuant to that certain disclaimer of a beneficial interest as executed by the surviving spouse of **Margaret W. Kessler, Daniel Kessler**, as recorded at Instrument Number 2001-31544 on July 30, 2001 in the Office of the Judge of Probate of Shelby County.

TO HAVE AND TO HOLD, to the said **GRANTEE**, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this 5 day of NOVEMBER, 2001.



Witness



Dewey M. Watts, Jr.

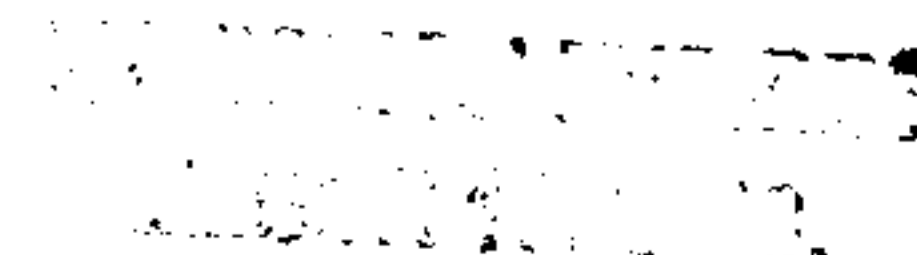
THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dewey M. Watts, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand, this the 5th day of November, 2001.



Notary Public
My Commission Expires:



20120806000286030 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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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 ESTATE OF MARVALEE KESLER Grantee's Name DEWEY M. WATTS JR
Mailing Address 86 ARROWHEAD LANE Mailing Address 86 ARROWHEAD LANE
INDIAN SPRINGS VILLAGE INDIAN SPRINGS VILLAGE
ALABAMA ALABAMA

Property Address 86 ARROWHEAD LANE Date of Sale 11-9-2001
INDIAN SPRINGS VILLAGE Total Purchase Price \$ _____
ALABAMA or
Actual Value \$ _____
or Lots 124
Assessor's Market Value \$ 343,070.00

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 Appraisal
 Sales Contract Other
 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 8-6-12

Unattested

KW
(verified by)

Print DEWEY M. WATTS JR

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