

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Robert L. Segrest, Jr.  
103 Gardner Street  
Montevallo, AL 35115

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Forty-Nine Thousand Five Hundred And No/100 Dollars (\$49,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, David Wayne Watson, as Personal Representative of the Estate of Ida M. Watson, deceased (Shelby County, Alabama, Probate Case #PR-2013-000136), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert L. Segrest, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


Lot 1, according to the survey of Shaw Villas, Phase 1, a residential Townhome Community, as recorded in Map Book 14, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

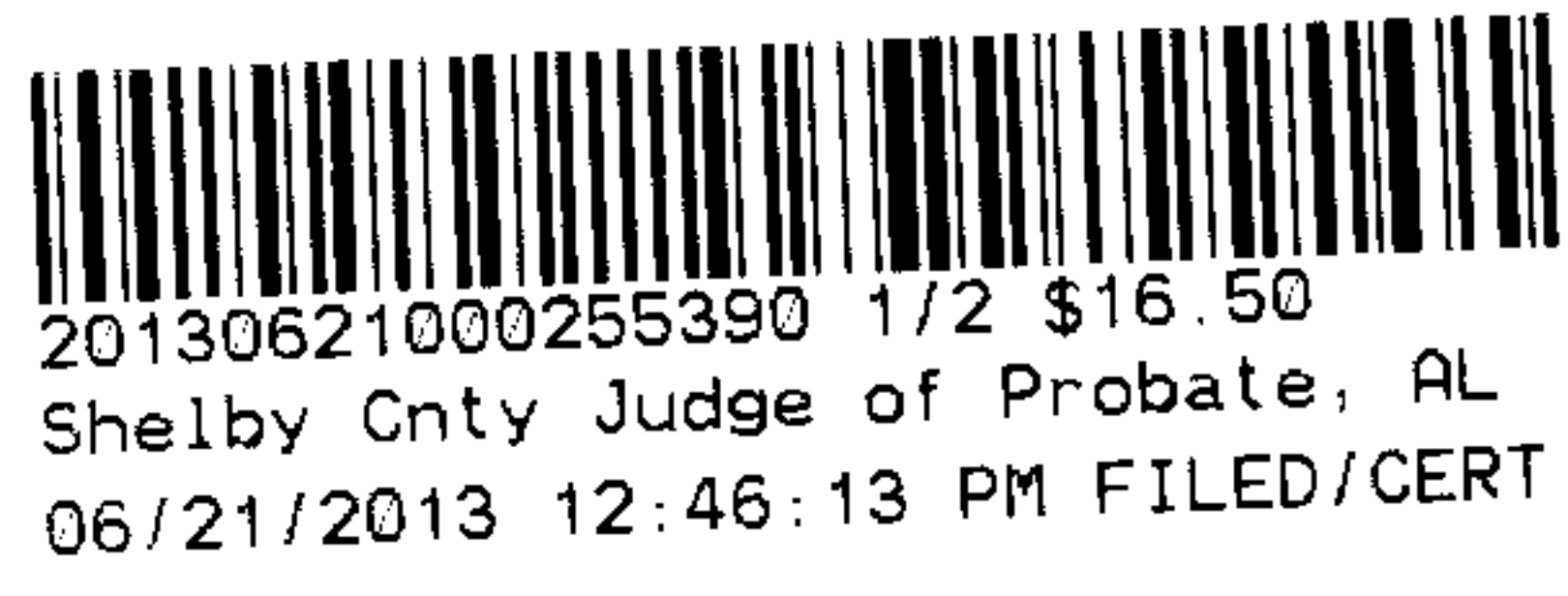
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Forty-Eight Thousand Fifteen And No/100 Dollars (\$48,015.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on June 6, 2013.

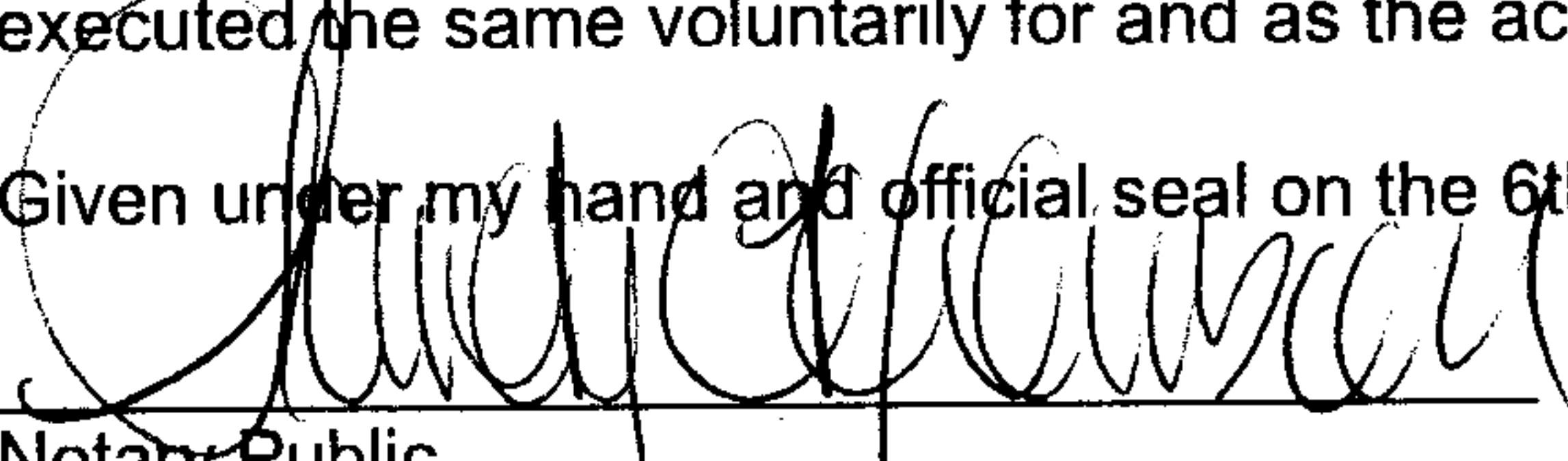
The Estate of Ida M. Watson, deceased  
BY:   
David Wayne Watson, Personal Representative

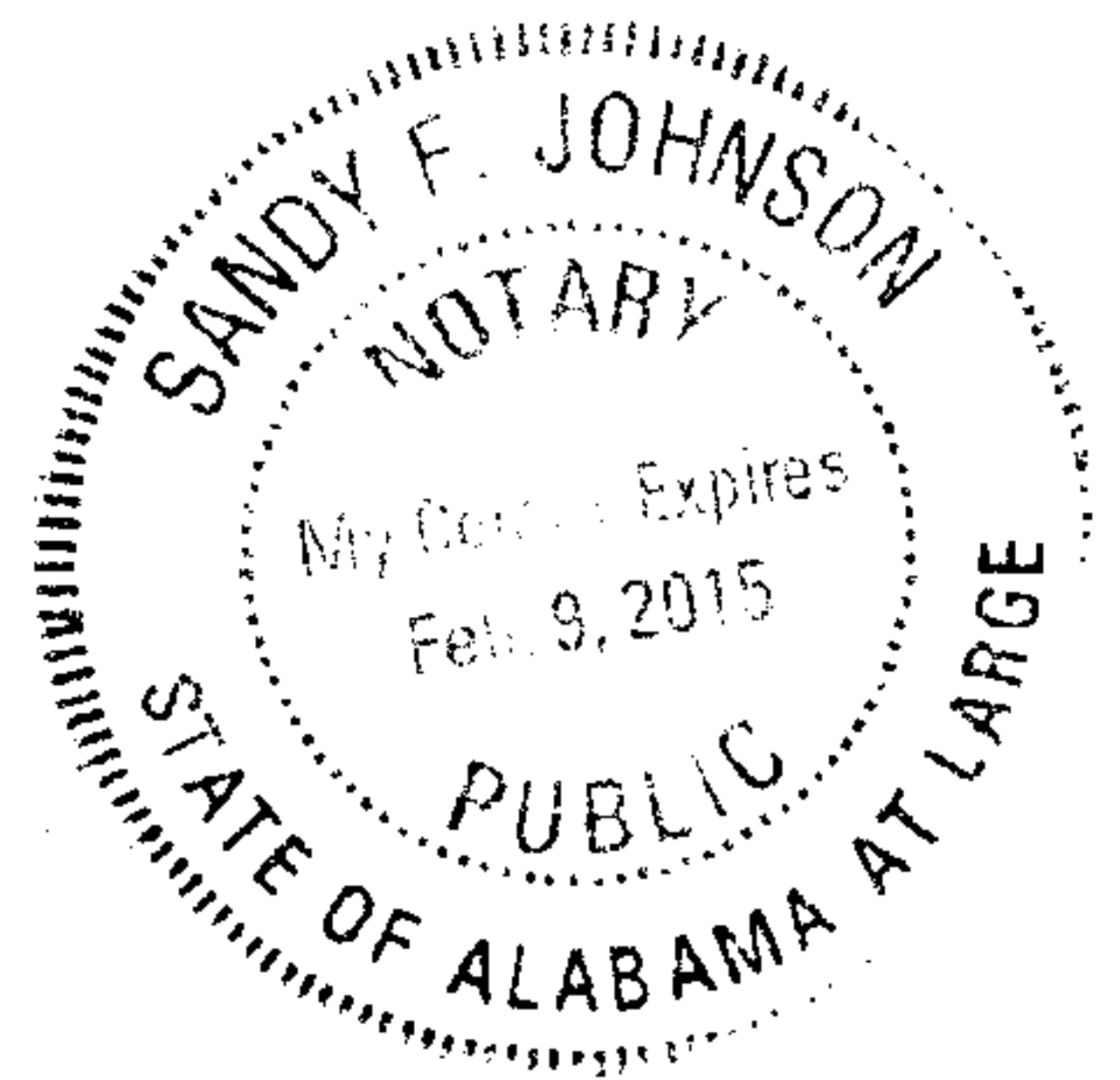


STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Wayne Watson, whose name as Personal Representative of the Estate of Ida M. Watson, deceased, 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, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 6th day of June, 2013.

  
Notary Public  
Commission Expires:



Shelby County, AL 06/21/2013  
State of Alabama  
Deed Tax: \$1.50

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

Grantor's Name The Estate of Ida M. Watson,  
deceased

Grantee's Name Robert L. Segrest, Jr.

Mailing Address 103 Gardner Street  
Montevallo, AL 35115

Mailing Address 1091 Cornelia Road  
Brierfield, AL 35035

Property Address 103 Gardner Street  
Montevallo, AL 35115

Date of Sale June 6, 2013

Total Purchase Price \$49,500.00

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

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 - The Estate of Ida M. Watson, deceased, 103 Gardner Street, Montevallo,  
AL 35115.

Grantee's name and mailing address - Robert L. Segrest, Jr., 1091 Cornelia Road, Brierfield, AL 35035.

Property address - 103 Gardner Street, Montevallo, AL 35115

Date of Sale - June 6, 2013.

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: June 6, 2013

Sign \_\_\_\_\_

Agent



20130621000255390 2/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
06/21/2013 12:46:13 PM FILED/CERT