

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Cletes Randall Watson
202 3rd Street
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this August 19, 2013, That for and in consideration of **TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$23,500.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **HENRY CLAY ESPEY, III, IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH RUTH GUNTER, DECEASED, an Alabama probate estate,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CLETES RANDALL WATSON,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

BEGIN at the NE Corner of Block 16, according to Joseph Squire's Map and Survey of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121A, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the place where the South R.O. W. line of 3rd Avenue intersects the West. R.O.W. line of 2nd Street in said Town, said point being the POINT OF BEGINNING; thence S02°29'34" W and along 2nd Street R.O.W. line, a distance of 160.95' to a curve to the right, having a radius of 1105.00, a central angle of 05°57'12", and subtended by a chord which bears S05°28'10"W, and a chord distance of 114.76'; thence along the arc of said curve and said R.O.W. line, a distance of 114.81'; thence S88°47'28" W and leaving said R.O.W. line, a distance of 419.07' to the Easterly R.O.W. line of 3rd Street; thence N01°35'21" E and along said R.O.W. line, a distance of 9.34' to a curve to the left, having a radius of 2181.40, a central angle of 01°58'41", and subtended by a chord which bears N00°36'01" E, and a chord distance of 75.30'; thence along the arc of said curve and said R.O.W. line, a distance of 75.31'; thence N88°47'28"E and leaving said R.O.W. line, a distance of 85.00'; thence N02°34'39" W, a distance of 190.05' to the South R.O.W. line of 3rd Avenue, thence N88°47'28" E and along said R.O.W. line, a distance of 13.72'; thence S02°34'39" E and leaving said R.O.W. line, a distance of 100.00'; thence N88°47'28"E, a distance of 150.79'; thence N02°34'39" W, a distance of 100.00' to the South R.O.W. line of 3rd Avenue; thence N88°47'28" E and along said R.O.W. line, a distance of 195.00' to the POINT OF BEGINNING. Said Parcel containing 2.01 acres, more or less.

ELIZABETH RUTH GUNTER and ELIZABETH RUTH ESPEY GUNTER ARE/WERE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 19, 2013.

GRANTOR:

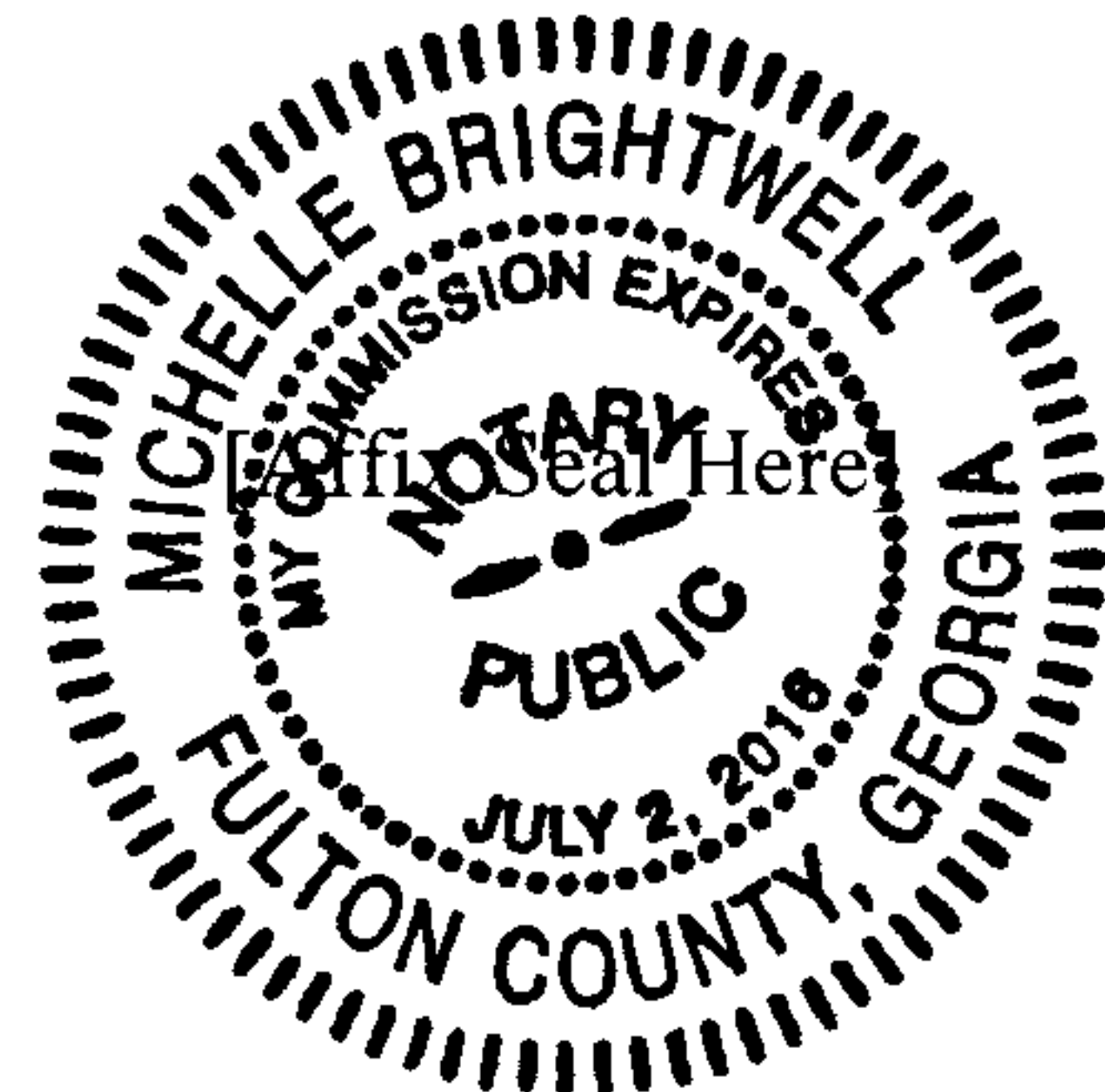
Henry Clay Espey III executor
Estate of Elizabeth Ruth Espey Gunter
Henry Clay Espey, III, in his capacity as Personal Representative of the
Estate of Elizabeth Ruth Gunter, Deceased

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Henry Clay Espey, III, in his capacity as Personal Representative of the Estate of Elizabeth Ruth Gunter, Deceased, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Henry Clay Espey, III, in his capacity as Personal Representative of the Estate of Elizabeth Ruth Gunter, Deceased executed the same voluntarily with full authority for said Estate, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of August 19, 2013.

Michelle Brightwell
Michelle Brightwell Notary Public
My Commission Expires: July 2, 2016



20130826000347290 2/4 \$47.50
Shelby Cnty Judge of Probate, AL
08/26/2013 11:03:43 AM FILED/CERT

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 Elizabeth Ruth Gurner Grantee's Name Clates Randall Watson
Mailing Address Deceased Mailing Address 202 3rd Street
202 3rd Street Helena AL 35080
Helena AL 35080
Property Address 202 3rd Street Date of Sale 8/23/13
Helena AL 35080 Total Purchase Price \$ 23,500
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 - 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 _____

Print C. Ryan Sparks

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1