

SEND TAX NOTICE TO:

20140814000254780  
08/14/2014 03:33:09 PM  
DEEDS 1/3

[Space Above This Line for Recording Data]

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of 0.00 which can be verified by the an Agreement between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Cletes Randall Watson a single person whose address is P.O. Box 572 Helena AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stacy Bridenbaugh whose address is 314 3rd St. Helena, AL 35080 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, property address is 314 3rd St. Helena, AL 35080 to wit:

Commence 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, thence S 88 degrees 47 minutes 28 seconds W and along the South R.O.W. line of 3rd Avenue a distance of 195.00 feet; thence S 02 degrees 34 minutes 39 seconds E a distance of 100.00 feet to the Point of Beginning; thence continue along the last described course a distance of 18.00 feet; thence S 88 degrees 47 minutes 28 seconds W a distance of 150.79 feet; thence N 02 degrees 34 minutes 39 seconds W a distance of 18.00 feet; thence N 88 degrees 47 minutes 28 seconds E a distance of 150.79 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to the said grantee, their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of July, 2013

Cletes Randall Watson  
Cletes Randall Watson

STATE OF Alabama, Jefferson County ss:

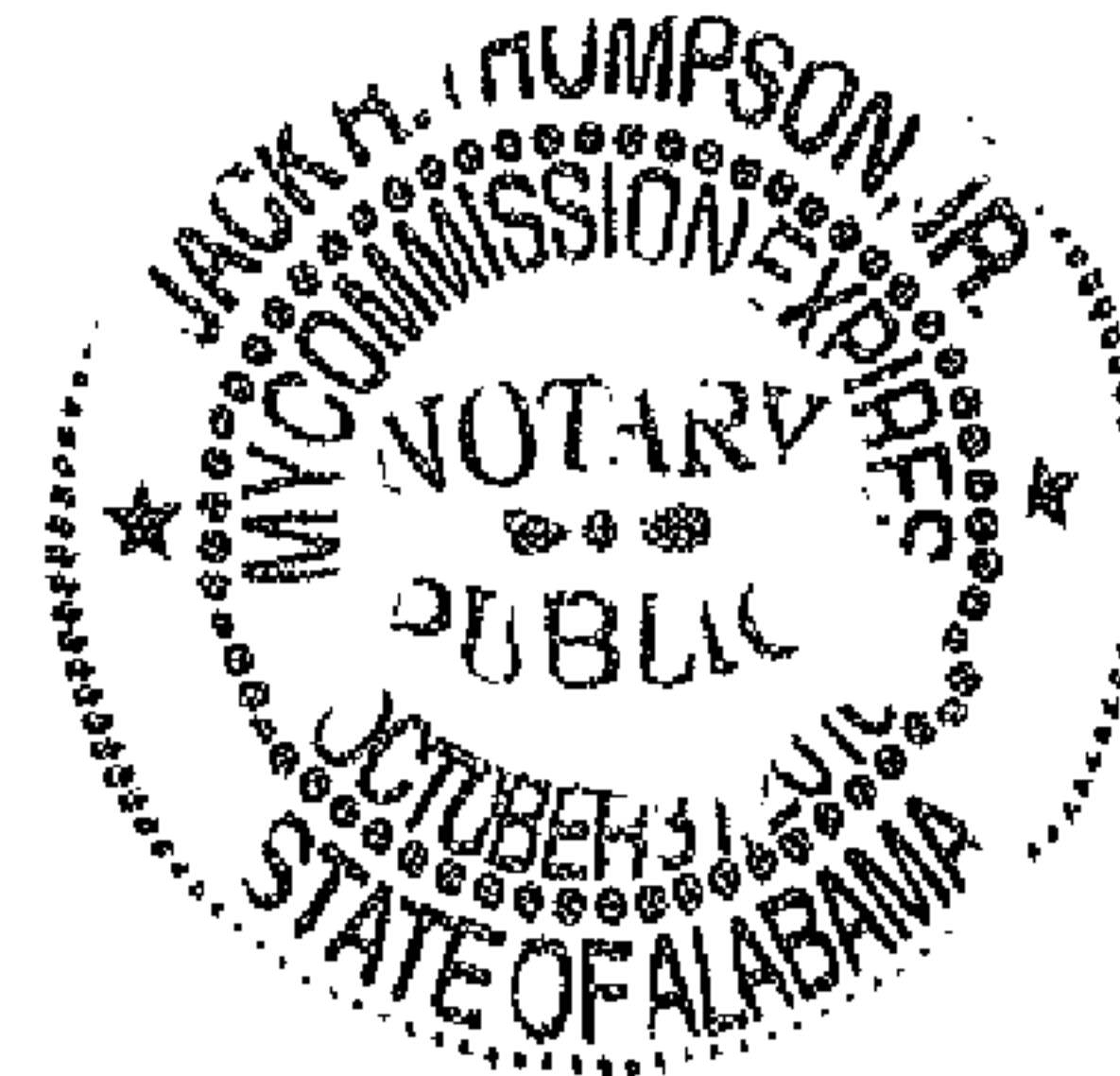
I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that **Cletes Randall Watson**, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily and with full authority on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 17<sup>th</sup> day of July, 2014.

My Commission Expires: 10/31/2016

Jack R. Thompson  
Notary Public

(SEAL)



## Real Estate Sales Validation Form

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

Grantor's Name Cletes Randolph Watson  
 Mailing Address P.O. Box  
Catera AL 35010

Grantee's Name Stacy Brudenbaugh  
 Mailing Address 314 3rd St.  
Helena AL 35850

Property Address \_\_\_\_\_  
Partial lot.  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale \$ 10,530.00  
 Total Purchase Price \$ ~~57,000.00~~

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 Cletes Randolph Watson

☐ Unattested

Sign Cletes Randolph Watson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/14/2014 03:33:09 PM  
 \$31.00 KELLY  
 20140814000254780

Form RT-1

*[Signature]*