

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Lela Mae Ray

2344 Liberty Road

Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Thousand and no/100 Dollars (\$2,000.00)** to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Ruth Diane Watts, an unmarried woman
whose mailing address is 2246 Liberty Road, Chelsea, Alabama 35043

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Lela Mae Ray
whose mailing address is 2344 Liberty Road, Chelsea, Alabama 35043

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 2595 Highway 17, Montevallo, Alabama 35115, to-wit:

Begin at the Northeast corner of the Percy Lee Allan property and run South 178 feet, thence continue South 39 feet, thence Westerly 68 feet, thence Northerly 210 feet, thence East 187 feet to point of beginning, and being a part of the SW 1/4 of the SE 1/4, Section 5, Township 22, Range 3 West, and further known as the Rebecca Allan property.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of February, 2015.

Ruth Diane Watts (SEAL)
Ruth Diane Watts

Shelby County, AL 02/06/2015
State of Alabama
Deed Tax: \$2.00




20150206000040020 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/06/2015 12:00:30 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ruth Diane Watts**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2015.

Paula Mead (SEAL)
Notary Public


20150206000040020 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/06/2015 12:00:30 PM 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 Ruth Diane Watts
Mailing Address 2246 Liberty Road
Chelsea, AL 35043

Grantee's Name Lela Mae Ray
Mailing Address 2344 Liberty Road
Chelsea, AL 35043

Property Address 2595 Highway 17
Montevallo, AL 35115

Date of Sale 02-06-2015
Total Purchase Price \$ 2,000.00

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
X Other Based on Total Market Value on file in the Office of the Shelby County Property Tax Commissioner

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 02-06-2015

Print Ruth Diane Watts

Unattested

Sign Ruth Diane Watts

(verified by)

(Grantor/Grantee/Owner/Agent)

