

PREPARED BY:
Coosa Valley Title Company
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Bradley M. Watson

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and 00/100 (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, VIRGINIA WATSON and husband JOHN WILLIAM WATSON (herein referred to as grantors) grant, bargain, sell and convey unto BRADLEY E. WATSON, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1 Watson Family Subdivision according to the map or plat as recorded in Map Book 45, page 60, in the Office of the Judge of Probate Shelby County, Alabama.

SUBJECT TO:

1. Taxes due and payable October 1, 2015 and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantor.
4. Easements, conditions and matters of survey as shown by subdivision plat recorded in Map Book 5, page 60, in the Office of the Judge of Probate, Shelby County, Alabama.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of November, 2015.

Virginia W. Watson
VIRGINIA W. WATSON

John William Watson
JOHN WILLIAM WATSON

STATE OF ALABAMA

ST. CLAIR COUNTY


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that VIRGINIA W. WATSON and husband, JOHN WILLIAM WATSON 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 13 day of November, 2015.

Kimberly C. Moreland
Notary Public
My commission expires _____

(file #15-469C)

My Commission Expires April 4, 2018


20151113000394010 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
11/13/2015 11:55:18 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 | <u>Virginia W. Watson</u> | Grantee's Name | <u>Bradley M. Watson</u> |
| Mailing Address | <u>PO Box 35</u> <u>Vandiver AL 35176</u> | Mailing Address | <u>13907 Hwy 43</u> <u>Vandiver AL 35176</u> |
| Property Address | <u>Shelby Co. Hwy #43</u> <u>Vandiver, AL 35176</u> | Date of Sale | <u>11-13-15</u> |
| | | Total Purchase Price | \$ <u> </u> |
| | | Or | |
| | | Actual Value | \$ <u>20,000.00</u> |
| | | Or | |
| | | Assessor's Market Value | \$ <u> </u> |

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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other <u> </u> |
| <input type="checkbox"/> 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 11-13-15

 Unattested

Humbly C. Merola
(verified by)

Print VIRGINIA W WATSON

Sign Virginia R Watson
(Grantor/Grantee/Owner/Agent) circle one

Commission Expires April 4, 2018

Form RT-1