

This Document Prepared By:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send Tax Notice To:
Gayle Watts
146 Salisbury Ln.
Birmingham, AL 35242

STATUTORY WARRANTY DEED



20160518000169030 1/5 \$234.50
Shelby Cnty Judge of Probate, AL
05/18/2016 10:24:50 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of Two Hundred Eight Thousand Sixty Five and 00/100 Dollars (\$208,065.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, we, GAYLE WATTS, an unmarried person and MICHELE SHIELDS, an unmarried person (GRANTORS), do grant, bargain, sell and convey unto GAYLE WATTS (GRANTEE) all of our right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

To have and to hold said GRANTEE forever.

Shelby County, AL 05/18/2016
State of Alabama
Deed Tax: \$208.50

Dated this the 20th day of April, 2016.



GAYLE WATTS

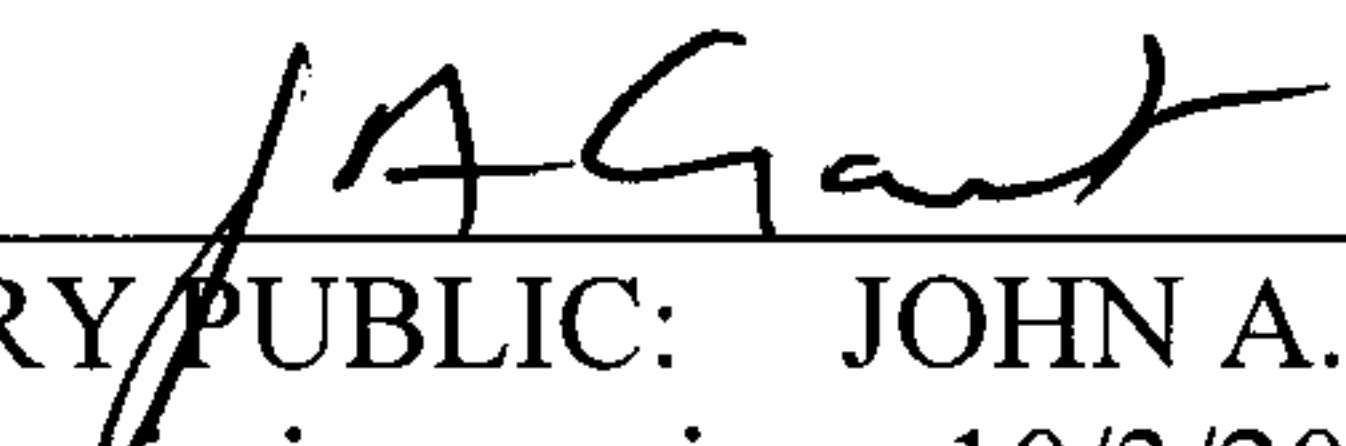
STATE OF ALABAMA)
JEFFERSON COUNTY)



20160518000169030 2/5 \$234.50
Shelby Cnty Judge of Probate, AL
05/18/2016 10:24:50 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GAYLE WATTS 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 the 20th day of April, 2016.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017




Dated this the 20th day of April, 2016.



MICHELE SHIELDS

STATE OF ALABAMA)
JEFFERSON COUNTY)



20160518000169030 3/5 \$234.50
Shelby Cnty Judge of Probate, AL
05/18/2016 10:24:50 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHELE SHIELDS 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 the 20th day of April, 2015.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017

Property Address:
146 Salisbury Ln.
Birmingham, AL 35242

Grantee's Address:
146 Salisbury Ln.
Birmingham, AL 35242

Grantor's Address:
146 Salisbury Ln.
Birmingham, AL 35242

EXHIBIT "A"

Lot 2149, according to the Survey of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, pages 6A and B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 and further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, recorded as Instrument 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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Real Estate Sales Validation Form

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

Grantor's Name Gayle Watts & Michele Shields
Mailing Address 146 Salisbury Ln.
Birmingham, AL 35242

Grantee's Name Gayle Watts
Mailing Address 146 Salisbury Ln.
Birmingham, AL 35242

Property Address 146 Salisbury Ln.
Birmingham, AL 35242

Date of Sale 4/20/16
Total Purchase Price \$ 208,065.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20160518000169030 5/5 \$234.50
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The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement
☒ Other - Tax Assessor's Records - Consideration is
1/2 Tax Value

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/20/16

Print John A. Gant

Sign 

(Owner / Agent) circle one