

**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
John Watts  
1702 Derby Circle, Helena, AL 35080

**GENERAL WARRANTY DEED**

**20170310000082830**

**STATE OF ALABAMA )**

**03/10/2017 02:16:11 PM**

**SHELBY COUNTY )**

**DEEDS 1/3**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of One-hundred thirty thousand (\$130,000.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael T. Triplett and Tammy Triplett, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Watts (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

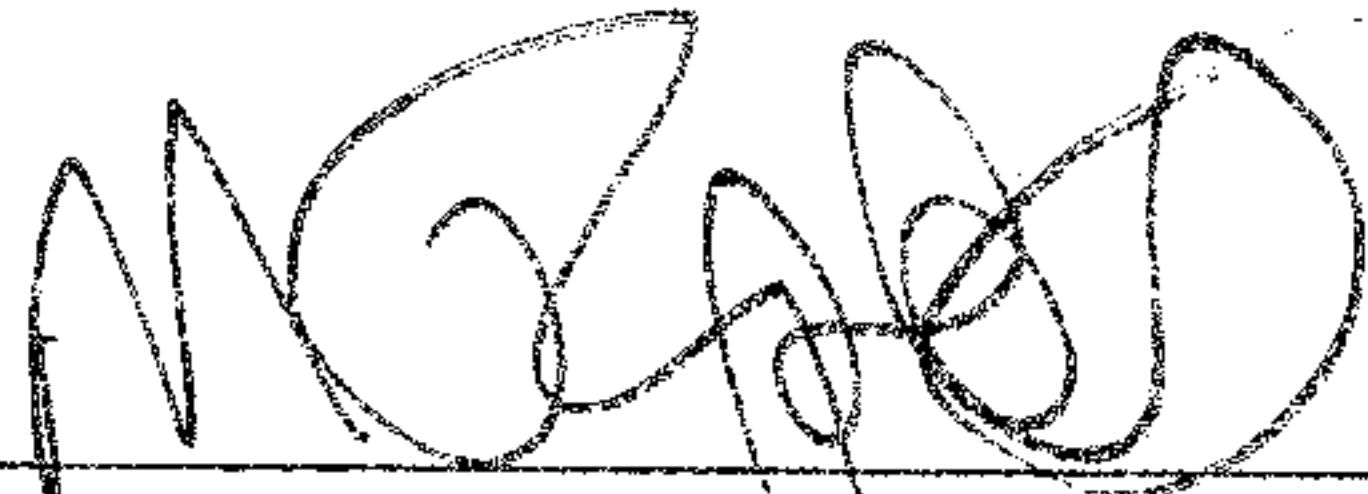
Lot 8, according to the amended map of a Resurvey of Dearing Downs, 5th Sector, as recorded in Map Book 10, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Zero (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 8, 2017.



Michael T. Triplett



Tammy Triplett

**STATE OF KENTUCKY**

**LOGAN COUNTY**

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Michael T. Triplett and Tammy Triplett, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 8<sup>th</sup> day of March, 2017.



Notary Public

My Commission Expires: March 4, 2019



Real Estate Sales Validation Form

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

Grantor's Name Michael T. Triplett and Tammy Triplett
Mailing Address 297 Phillips Lane
Russellville, KY 42276

Grantee's Name John Watts
Mailing Address 1702 Derby Circle
Helena, AL 35080

Property Address 1702 Derby Circle
Helena
Alabama 35080

Date of Sale March 9, 2017
Total Purchase Price \$130,000.00
or
Actual Value \$
or
Assessor's Market Value \$

20170310000082830 03/10/2017 02:16:11 PM
DEEDS 3/3

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 MAR 09 2017

Print Cassy L. Dailey

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/10/2017 02:16:11 PM
\$151.00 CHERRY
20170310000082830

(verified by)

[Signature]