

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Stephen E. Watson and Lily Q. Watson
564 Russet Bend Dr.
Hoover, AL 35244

WARRANTY DEED

20170419000131860

04/19/2017 08:02:41 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Eight Thousand And No/100 Dollars (\$188,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Terry Chadwick Bailey and Amy L. Bailey, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen E. Watson and Lily Q. Watson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 21, according to the Map and Survey of Russet bend, as recorded in Map Book 11, Page 52, in the Office of the Judge 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.

Subject to a third party mortgage in the amount of \$169,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 14, 2017.

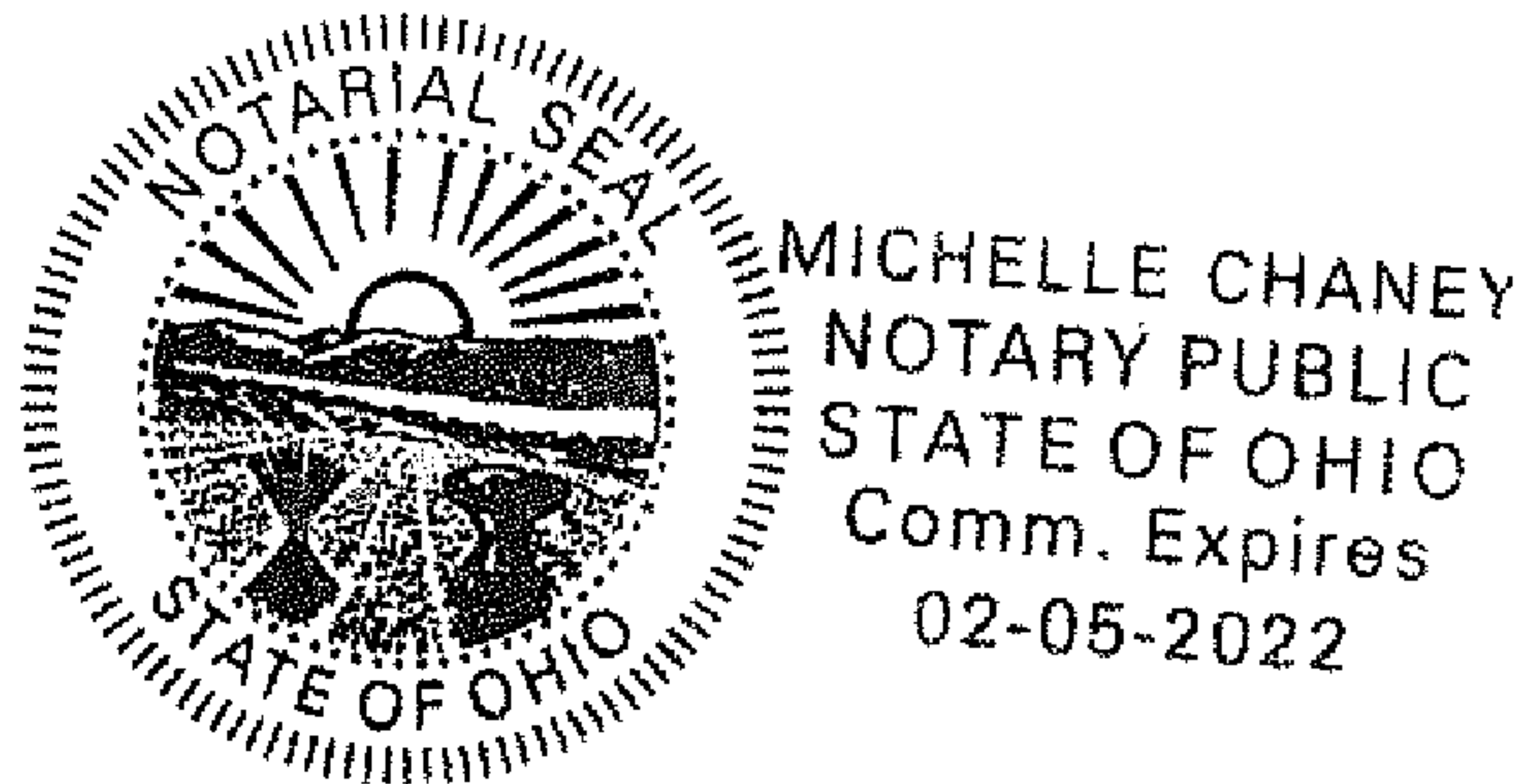
Terry Chadwick Bailey
Terry Chadwick Bailey
Amy L. Bailey
Amy L. Bailey

STATE OF Ohio
COUNTY OF Wernment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Terry Chadwick Bailey and Amy L. Bailey whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12 day of April, 2017

Michelle Chaney
Notary Public
My commission expires



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Terry Chadwick Bailey and Amy L. Bailey	Grantee's Name	Stephen E. Watson and Lily Q. Watson
Mailing Address	564 RussettBend Dr. Hoover, AL 35244	Mailing Address	3430 Shannon Wenonah Rd Bessemer, AL 35022
Property Address	564 Russet Bend Dr. Hoover, AL 35244	Date of Sale	April 14, 2017
		Total Purchase Price	\$188,000.00
		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
 Appraisal
 Sales Contract
 Other: _____
 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 - Terry Chadwick Bailey and Amy L. Bailey, . .

Grantee's name and mailing address - Stephen E. Watson and Lily Q. Watson, 3430 Shannon Wenonah Rd, Bessemer, AL 35022.

Property address - 564 Russet Bend Dr., Hoover, AL 35244

Date of Sale - April 14, 2017.


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 with 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: April 14, 2017

Sign 

 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/19/2017 08:02:41 AM
 \$40.00 DEBBIE
 20170419000131860

