

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Carl Watts  
1271 Simmsville Road  
Alabaster, AL 35007

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**20171212000443180**  
**12/12/2017 01:39:48 PM**  
**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Seventy-Nine Thousand Nine Hundred and no/100 Dollars (\$79,900.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **MARVIN NEAL BAILEY, an unmarried man** (herein referred to as Grantor) grant, bargain, sell and convey unto **CARL WATTS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

The Grantor herein, **MARVIN NEAL BAILEY**, is the surviving Grantee of deed recorded in Volume 264, Page 283, in the Probate Office of Shelby County, Alabama. The other Grantee, **SHIRLEY ANN BAILEY**, having died on or about the 15<sup>th</sup> day of September, 2017.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated 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, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 11th day of December, 2017.

*Marvin Neal Bailey* by His Attorney in Fact, *Nathaniel D. Bailey*  
**MARVIN NEAL BAILEY by his Attorney in Fact, NATHANIEL D. BAILEY**

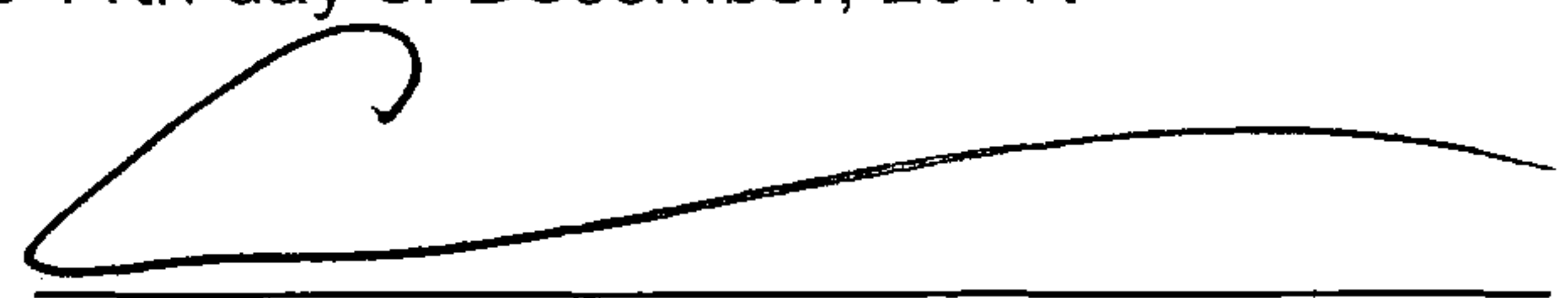
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **NATHANIEL D. BAILEY**, whose name as Attorney in Fact for **MARVIN NEAL BAILEY**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
Notary Public  
My Commission Expires: 01/30/2021



## **EXHIBIT "A"**

20171212000443180 12/12/2017 01:39:48 PM DEEDS 2/3

### **Parcel 1:**

Commence at the SE corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 661.70 feet, thence turn an angle of 85 degrees 02 minutes to the left and run a distance of 100.27 feet to the West R.O.W. line of a county highway, and the Point of Beginning, thence continue in the same direction, a distance of 196.00 feet, thence turn an angle of 89 degrees 02 minutes to the left and run a distance of 271.93 feet, thence turn an angle of 90 degrees 58 minutes to the left and run a distance of 123.00 feet, to the West R.O.W. line of said hwy., thence turn an angle of 74 degrees 04 minutes to the left and run along said R.O.W., a distance of 282.75 feet to the Point of Beginning. Situated in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

### **Parcel 2:**

Commence at the SE corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West; thence run North along the East line of Said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 661.70 feet; thence turn an angle of 85 degrees 02 minutes to the left and run a distance of 296.27 feet to the Point of Beginning; thence continue in the same direction a distance of 126 feet; thence turn an angle of 76 degrees 33 minutes to the left and run a distance of 278.84 feet to a point; thence turn an angle of 103 degrees 27 minutes to the left and run a distance of 143 feet, more or less, to the SW corner of property presently owned by grantees; thence run Northerly along the Westerly boundary of the property presently owned by grantees herein a distance of 271.93 feet to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL NO.: 13-7-36-1-001-026.000**



Real Estate Sales Validation Form

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

|                   |                                                     |                            |                                             |
|-------------------|-----------------------------------------------------|----------------------------|---------------------------------------------|
| Grantor's Name    | MARVIN NEAL BAILEY                                  | Grantee's Name             | CARL WATTS                                  |
| Mailing Address   | 3190 Indian Crest Drive<br>Indian Springs, AL 35124 | Mailing Address            | 1271 Simmsville Road<br>Alabaster, AL 35007 |
| Property Address  | 1429 Simmsville Road<br>Alabaster, AL 35007         | Date of Sale               | December 11, 2017                           |
|                   |                                                     | Total Purchase Price \$    | 79,900.00                                   |
|                   |                                                     | Or                         |                                             |
|                   |                                                     | Actual Value \$            |                                             |
| 20171212000443180 | 12/12/2017 01:39:48 PM DEEDS 3/3                    | 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)

|                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input checked="" 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.

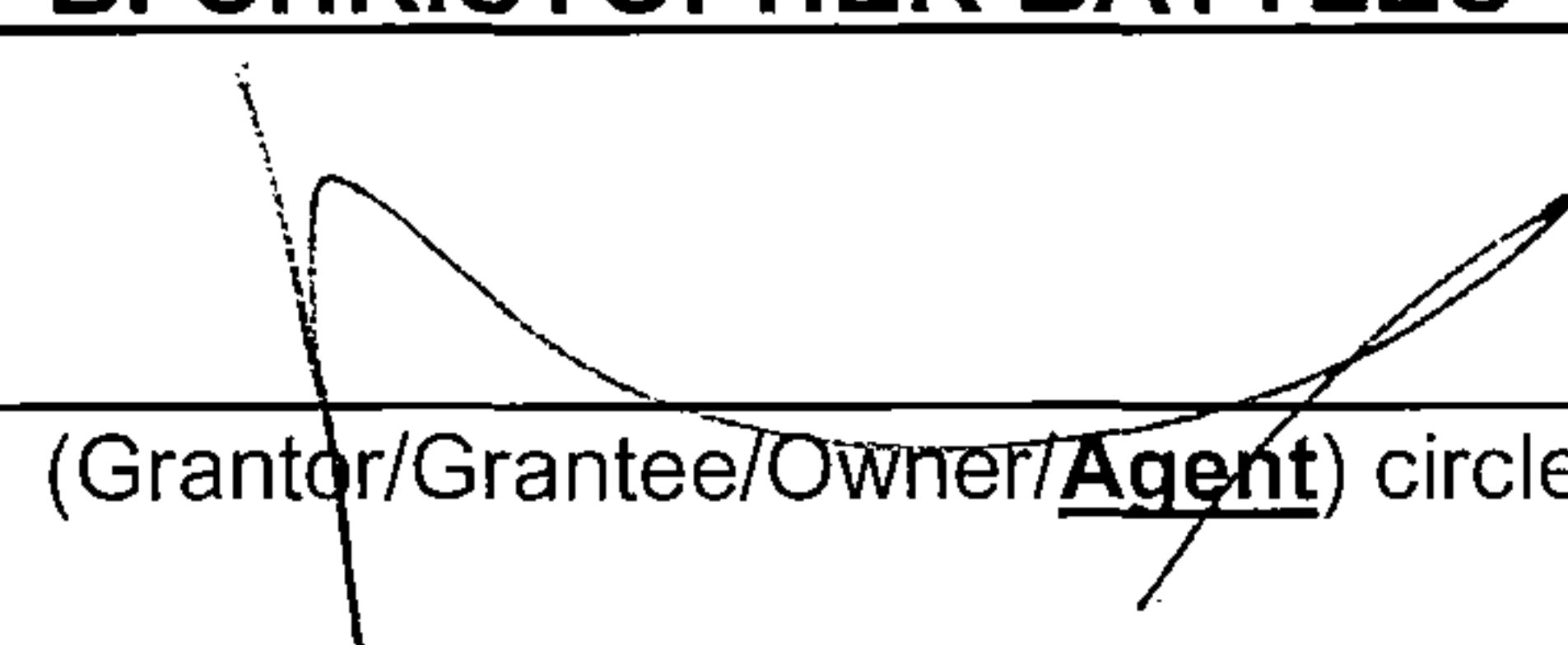
Date of Sale - the date on which interest to the property was conveyed.

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          | Print <b>B. CHRISTOPHER BATTLES</b>                                                        |
| Unattested    | Sign  |
| (verified by) | (Grantor/Grantee/Owner/ <u>Agent</u> ) circle one                                          |

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/12/2017 01:39:48 PM  
\$101.00 CHERRY  
20171212000443180