

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Watters, Doanld and Billie, a married couple**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Rathbone, Gary D. an unmarried man, and Catherine Bardo an unmarried woman**, (hereinafter referred to as Grantee), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1641, according to the survey of Strathaven ar Ballantrae, Phase 2 in Map Book 41, Page 51 in the office of Shelby County Alabama.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. All taxes for the year 2018 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not recorded in the Public Records.
5. Easements, or claims of easements, not recorded in the Public Records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.
7. Taxes or special assessments which are not recorded as existing liens in the Public Records.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, if any.
10. Short Form Policy with ALTA 8.1 & 9.0 Endorsements will be issued and no survey exceptions.
11. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 41, Page 51 of the Probate Records of Shelby County, Alabama.
12. Taxes and/or assessments for the year 2018, not yet due and payable, and for subsequent years. Taxes assessed in the amount of \$1,155.08 (ESTIMATED ONLY), Parcel ID/Tax ID # 14-8-27-4-006-009.000 are due and payable October 1, 2018, but are not delinquent until December 31, 2018. (Subject to the Tax Assessment.)
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
14. Subject to Covenant for storm water run off control.
15. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20081006000394900, Instrument 20090717000276210, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Shelby County, AL 12/19/2017
State of Alabama
Deed Tax: \$115.00


20171219000452000 1/3 \$136.00
Shelby Cnty Judge of Probate, AL
12/19/2017 01:31:49 PM FILED/CERT

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 15th day of December, 2017.

Watters, Donald
Watters, Donald

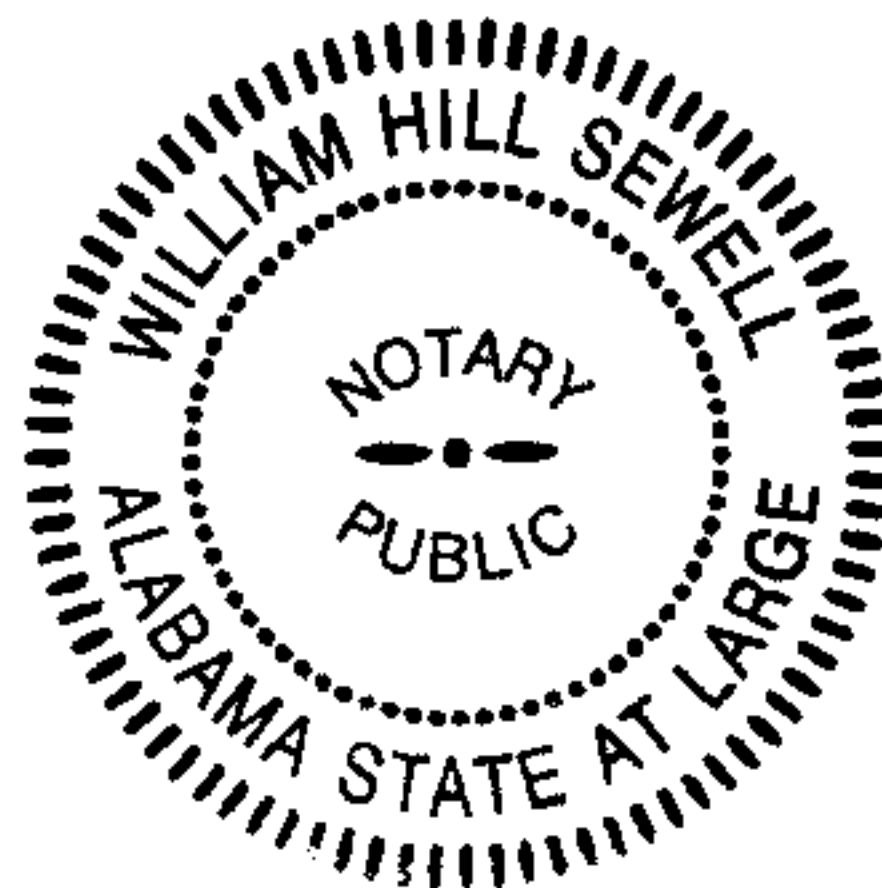
Watters Billie
Watters, Billie

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Watters, Donald J.. and Watters, Billie** 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 Instrument signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2017.

W. Hill Sewell
NOTARY PUBLIC
My Commission Expires: 5/2/21



Prepared By
W. Hill Sewell
W. HILL SEWELL

201712190000452000 2/3 \$136.00
Shelby Cnty Judge of Probate, AL
12/19/2017 01:31:49 PM 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 Donald & Billie Watters
Mailing Address 1000 Ashmore Ln.
B'ham, Al. 35242

Grantee's Name Gary D. Rathbone
Mailing Address 311 Strathaven Drive
B'ham, Al. 35244

Property Address 311 Strathaven Drive
Pe'ham, Al. 35244

Date of Sale 12-15-17
Total Purchase Price \$ 240,000.00

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 - 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 12/18/17

Print W. HILL SEWELL

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171219000452000 3/3 \$136.00
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