

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Thirty Five Thousand Dollars (\$35,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged We, **Deborah Ann Watts, a married woman, and James Keyes Watts Jr., a married man**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Cooper U. Phillips and Perry L. Phillips**, (herein referred to as GRANTEES) for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot A, in Block 2, Part 2 according to the Survey of Uncle Bud's Place
Lots C Block 1, Part 2 according to the Survey of Uncle Bud's Place
Lot B, in Block 1, Part 2 according to the Survey of Uncle Bud's Place

Source of Title: Deed Book 141, Page 467

The above property is not the homestead or residence of the grantors, or their spouses. Grantors herein are the surviving trustees of The Watts Revocable Family Trust dated January 27, 1987.

Virginia H. Watts departed this life on February 19, 2001.

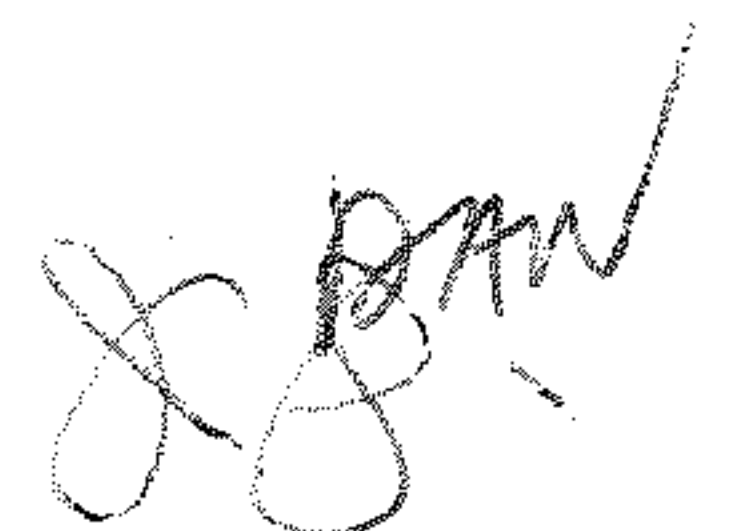
James Keyes Watts departed this life on August 31, 2007.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

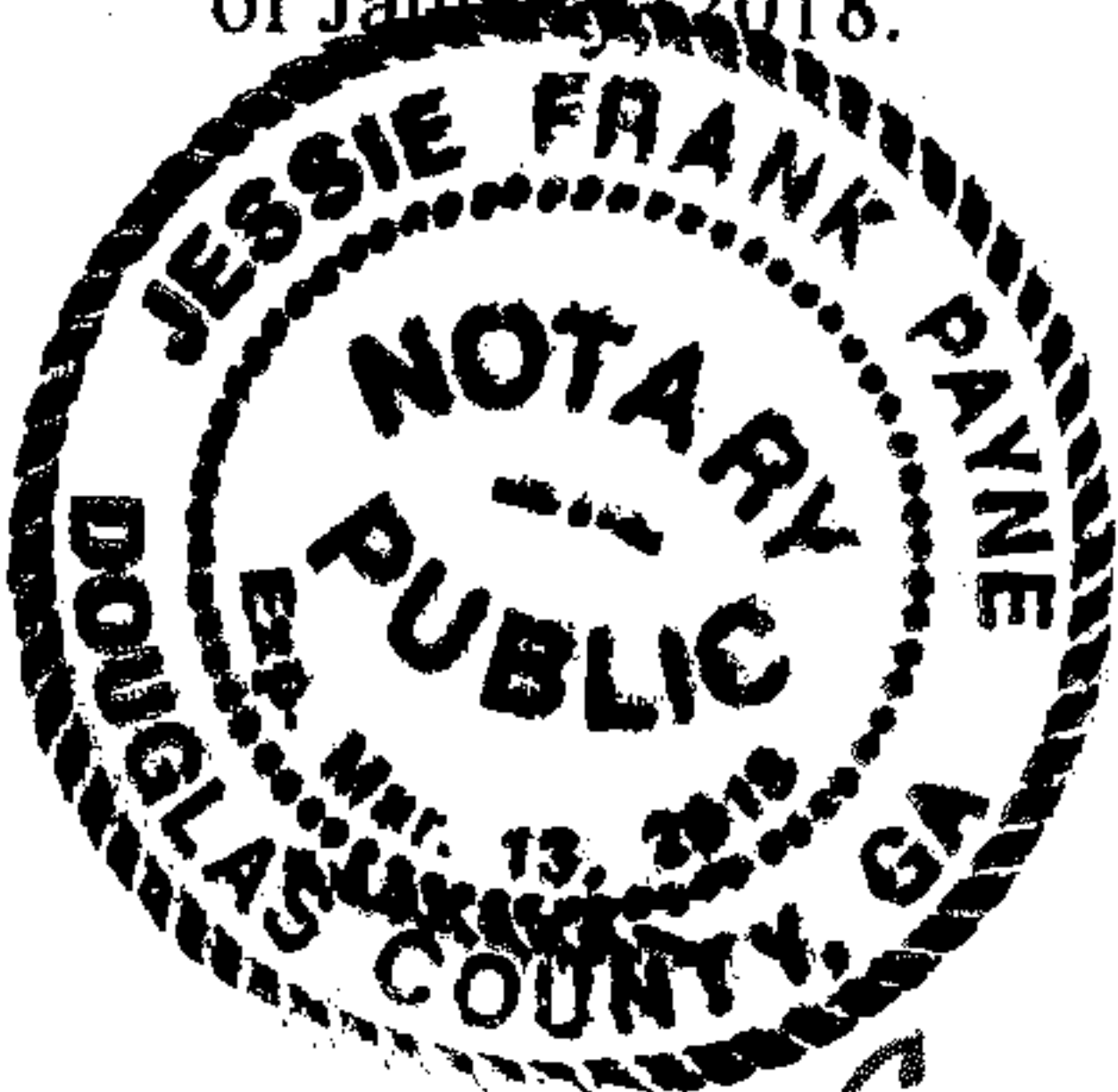
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, **WARRANT AND DEFEND** the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.



IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 11th day of January, 2018.



STATE OF Georgia
COUNTY OF Fulton

Deborah Ann Watts
Deborah Ann Watts

[Signature]
James Keyes Watts Jr.

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Deborah Ann Watts and James Keyes Watts Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2018.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/13/2018

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name DEBORAH ANN WATTS, A MARRIED WOMAN,
 Mailing Address AND JAMES KEYES WATTS JR., A MARRIED MAN
 1537 EMORY ROAD NE
 ATLANTA, GA 30306

Grantee's Name COOPER U. PHILLIPS AND PERRY L. PHILLIPS
 Mailing Address 3965 JAMES HILL PLACE
 HOOVER, AL 35226

Property Address LOT A, IN BLOCK 2, PART 2
 LOTS C BLOCK 1, PART 2
 LOT B, IN BLOCK 1, PART 2

Date of Sale JANUARY 12, 2018

Total Purchase Price \$ 35,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/07/2018 12:20:37 PM
 \$56.00 CHERRY
 20180207000040850

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 _____

Print ANTHONY METCALFE

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one