

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Curtis Bell and Angela Bell  
197 Sunset Lake Dr.  
Chelsea, AL 35043

20180424000137460

04/24/2018 01:01:18 PM

DEEDS 1/2

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty-Nine Thousand And No/100 Dollars (\$249,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Justin J. Watkins, an unmarried man and Shea J. Watkins, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Curtis Bell and Angela Bell (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 14, according to the Final Plat of Sunset Lake, Phase Three, as recorded in Map Book 33, Page 22, in the Probate Office of Shelby County, Alabama.

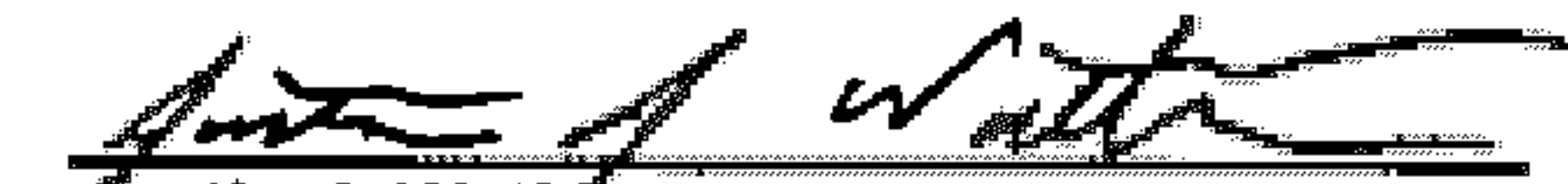

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$244,489.00 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.

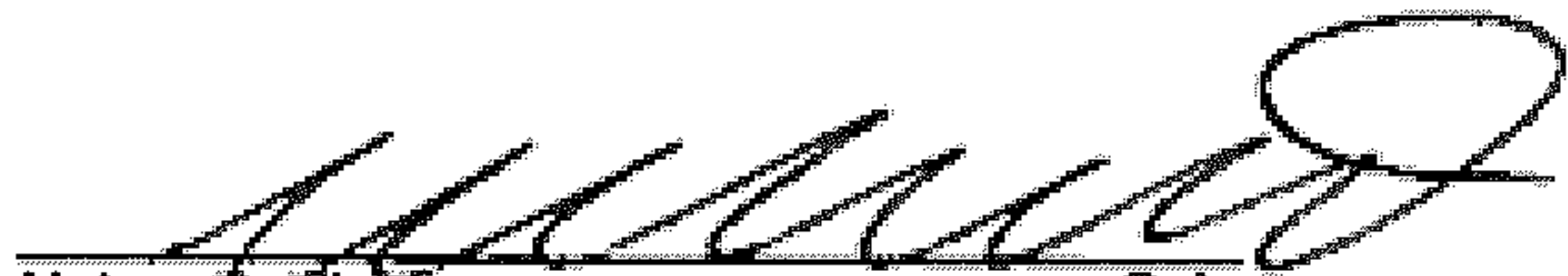
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 13, 2018.

  
Justin J. Watkins  
  
Shea J. Watkins

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Justin J. Watkins and Shea J. Watkins, 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 this 13th day of April, 2018.

  
Notary Public

My commission expires: 1/31/21

**ROSALIE K DOGGETT**  
Notary Public, Alabama State At Large  
My Commission Expires  
January 31, 2021

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

**Grantor's Name** Justin J. Watkins and Shea J. Watkins

**Grantee's Name** Curtis Bell and Angela Bell

**Mailing Address** 197 Sunset Lake Dr.  
Chelsea, AL 35043

**Mailing Address** 5029 41st Way N  
Birmingham, AL 35217

**Property Address** 804 12th St. N  
Birmingham, AL 35203

**Date of Sale** April 13, 2018  
**Total Purchase Price** \$249,000.00

**or**  
**Actual Value** \$ \_\_\_\_\_

**or**  
**Assessor's Market Value** \$ \_\_\_\_\_

**20180424000137460 04/24/2018 01:01:18 PM DEEDS 2/2**

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 - Justin J. Watkins and Shea J. Watkins, 197 Sunset Lake Dr., Chelsea, AL 35043.

Grantee's name and mailing address - Curtis Bell and Angela Bell, 5029 41st Way N, Birmingham, AL 35217.

Property address - 804 12th St. N, Birmingham, AL 35203

Date of Sale - April 13, 2018.

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.

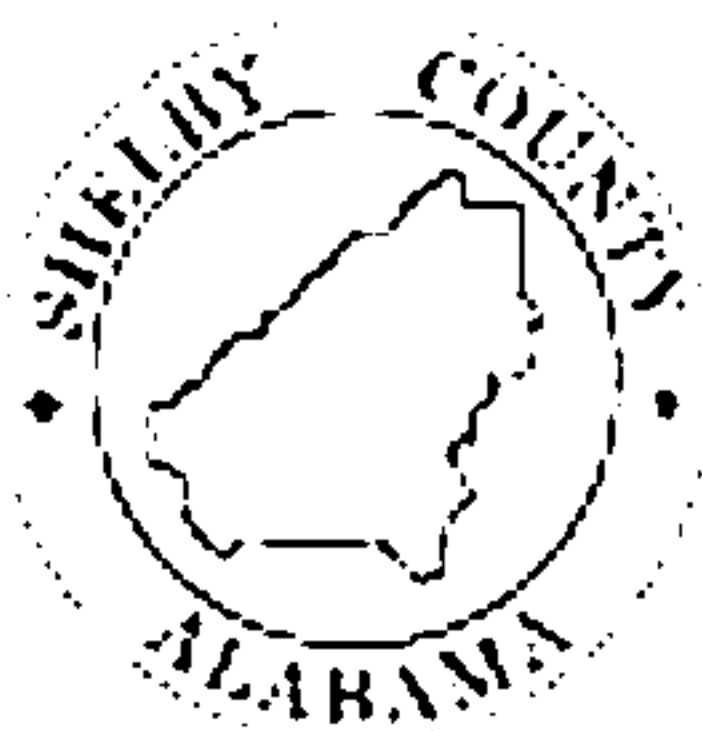
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: April 13, 2018

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/24/2018 01:01:18 PM  
\$23.00 CHERRY  
20180424000137460

