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DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226

Send Tax Notice to: Anne Deskin, Daniel Deskin & Bradley C. Jacks 1268 Willow Creek Place Alabaster, AL 35007

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$174,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, MICHAEL WATKINS and JUDY J. WATKINS, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ANNE DESKIN, DANIEL DESKIN and BRADLEY C. JACKS (hereinafter referred to as Grantees), 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 7, according to the Survey of Willow Creek Phase Two, as recorded in Map Book 9, Page 102 A and B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$170,848.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of June, 2018.

MICHAEL WATKINS

JUDY J. WATKINS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MICHAEL WATKINS and JUDY J. WATKINS, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of June, 2018.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MOLEOD

My Commission Expires

August 15, 2018

Control of the Contro

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Real Estate Sales Validation Form

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

Grantor's Name	MICHAEL WATKINS	ATKINS and JUDY J.		Grantee's Nar	ANNE DESKIN and BRADLEY C. meJACKS	
Mailing Address	1268 WILLOV ALABASTER			Mailing Address 1268 WILLOW CREEK ALABASTER, AL 35007		
Property Address	s 1268 WILLOV ALABASTER			Date of Sale June 28, 2018		
				otal Purchase Pr	ice \$174,000.00	
				10 0 - (1		
				Actual Value or	<u>Ф</u>	
•			Asses	sor's Market Val	lue <u>\$</u>	
•		e claimed on this form y evidence is not requi		ified in the follow	ing documentary evidence: (check	
Bill of Sale		App	Appraisal			
Sales Contr			Othe	<u></u>		
X_Closing Sta	tement					
If the conveyance of this form is no	•	ented for recordation o	contains all	of the required in	iformation referenced above, the filing	
			nstruction	S		
Grantor's name a current mailing a	_	ess - provide the name	e of the pers	on or persons co	onveying interest to property and their	
Grantee's name conveyed.	and mailing addre	ess - provide the name	e of the pers	son or persons to	o whom interest to property is being	
Property address interest to the pro			being conve	eyed, if available.	. Date of Sale - the date on which	
Total purchase pathe instrument of		nount paid for the purc	hase of the	property, both re	eal and personal, being conveyed by	
	ed for record. This				al and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the	property as deter	mined by the local office	icial charged	i with the respon	r market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1(h).	
	nd that any false s	statements claimed on			document is true and accurate. I imposition of the penalty indicated in	
Date June 28,	2018		Print_	Malcolm S. Mc	Leod	
Unatteste	d		Sign /	Natiolia S. M.	Sacol All	
		(verified by)		(Grantor/G	Grantee/Owner/Agent) circle one	



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2018 01:13:41 PM
\$24.50 CHERRY

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