

THIS INSTRUMENT PREPARED BY:
William N. Dunn, Esq.
Post Office Box 381263
Birmingham, Alabama 35238

20190301000064810 1/2 \$126.00
Shelby Cnty Judge of Probate, AL
03/01/2019 10:47:50 AM FILED/CERT

SEND TAX NOTICE TO:
Ann H. Watkins
108 Greenwood Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt and sufficiency of which are hereby acknowledged, I, ANN H. WATKINS (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto CHRISTIE WATKINS LOLLAR, a married woman, and WILLIAM MICHAEL WATKINS, a married man, (herein referred to as GRANTEES), in fee simple, together with every contingent remainder and right of reversion, situated in Jefferson County, Alabama to wit:

Lot 27, according to the Survey of Greenfield, Sector Five, as recorded in Map Book 17, Page 20 in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Existing easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (2) Mineral and mining rights, if any.

GRANTOR EXPRESSLY RESERVES UNTO HERSELF A LIFE ESTATE IN AND TO SAID PROPERTY, AND IT IS THE GRANTOR'S EXPRESS INTENTION TO CONVEY TO THE GRANTEES ONLY THE REMAINDER INTEREST IN AND TO SAID PROPERTY.

TO HAVE AND TO HOLD, unto the said GRANTEES as tenants in common, their heirs and assigns forever.

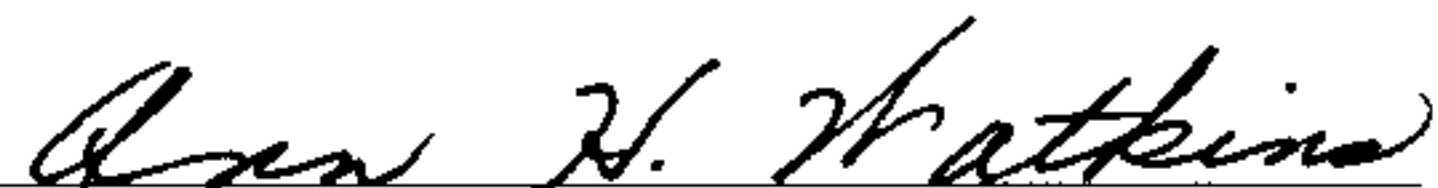
And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey said premises as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

The legal description set out herein was furnished by the grantor herein and this deed was prepared without the benefit of a survey or title search.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of March, 2019.



Witness



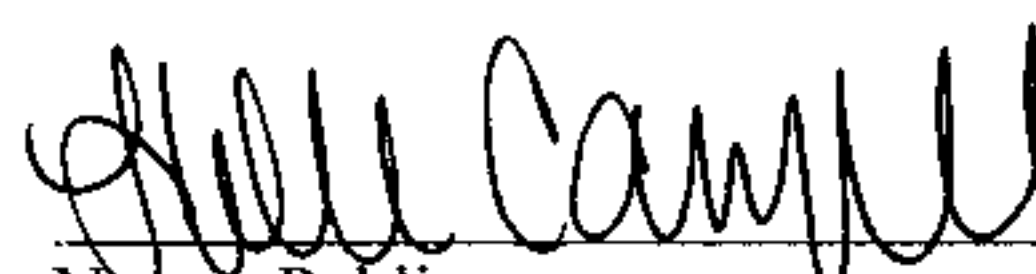
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY) **General Acknowledgment**

Shelby County, AL 03/01/2019
State of Alabama
Deed Tax: \$108.00

I, Hollie A. Campbell, a Notary Public in and for said County, in said State, hereby certify that ANN H. WATKINS, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March A.D., 2019.



Notary Public
My Commission Expires: 4/30/22

Real Estate Sales Validation Form

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

Grantor's Name Ann Watkins
Mailing Address 108 Greenwood Ln
Alabaster AL 35007

Grantee's Name Christie Lollar
Mailing Address William Watkins

Property Address 108 Greenwood Ln
Alabaster AL 35007

Date of Sale 3/1/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 161,400 ^{2/3} ~~\$~~ 107,600

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 3/1/19

Print Ann H. Watkins

X Unattested Karen Madsen
(verified by)

Sign Ann H. Watkins
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190301000064810 2/2 \$126.00
Shelby Cnty Judge of Probate, AL
03/01/2019 10:47:50 AM FILED/CERT