

RECORDING INFORMATION ONLY ABOVE THIS LINE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

SEND TAX NOTICE TO: Glen D. Watson
Post Office Box 65
McCalla, Alabama 35111

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLARS, in Cash, in hand received, by the undersigned Grantor and paid by the Grantees herein, the sufficiency of which is hereby acknowledged, I, **HELEN E. WATSON**, a widow and the sole surviving Grantee in the Warranty Deed recorded on and at 04/04/1995-08583 @12:54 PM in the Office of the Probate Judge of Shelby County, Alabama; which said deed was a corrective deed to that deed of record in Real Book 146, Page 674: and further, to replace a previous, but lost, deed of correction for this same deed in Real Book 126, Page 674. Grantor does grant, bargain, sell and convey unto **GLEN D. WATSON AND KATHLY L. WATSON**, my sole heirs at law, herein referred to as Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

*Lot 14, according to the Map and Survey of Wildwood Shores,
1st sector, as recorded in Map Book 11, Page 42, in the Probate Office
of Shelby County, Alabama.*

TO HAVE AND TO HOLD unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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

Shelby County, AL 08/19/2019
State of Alabama
Deed Tax: \$185.00



20190819000302470 1/3 \$206.00
Shelby Cnty Judge of Probate, AL
08/19/2019 11:54:45 AM FILED/CERT

lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this ____ day of August 2019,

Grantor, **HELEN E. WATSON**: Helen E. Watson

By: **GLEN D. WATSON**, as Attorney in Fact, for **HELEN E. WATSON** granted by her in the General, Durable Power of Attorney {GDPOA}, dated and executed on the 12th day of March, 2015, an Affidavit of currency of this GDPOA is attached hereto as a part of this conveyance.

Attorney-In-Fact: Glen D. Watson (Glen D. Watson)

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Morgan the undersigned, a Notary Public, in and for said County, in said State at Large, hereby certify that **GLEN D. WATSON**, as Attorney-In-Fact for **HELEN E. WATSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, he executes it voluntarily on the same the same bears date.

Given under my hand and official seal this 19 day of August 2019:

NOTARY PUBLIC: John A. Morgan

Commission Expiration Date: 3/6/2023

(SEAL)

This Deed was prepared by:
Miles M. Huffstutler, Attorney at Law AL#8788 L75M
1740 Saulter Road
Homewood, Alabama 35209
(205) 249-6577
colhuff@att.net


20190819000302470 2/3 \$206.00
Shelby Cnty Judge of Probate, AL
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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 Helen Watson
Mailing Address P.O. Box 65
McCalla AL 35111

Grantee's Name Glen Watson/Kathy Watson
Mailing Address P.O. Box 65
McCalla AL 35111

Property Address 288 Ridge Dr.
Shelby AL 35143

Date of Sale 8/19/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 184,650

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 8/19/19

Unattested

(verified by)

Print GLEN D. WATSON

Sign Glen D. Watson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

