

## WARRANTY DEED

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Arijit De  
655 S Fair oaks Ave APT K109  
Sunnvale Ca 94086

Know all men by these presents:

That in consideration of One Hundred Sixty Two Thousand and No/100 Dollars (\$162,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William G Watson Jr and wife, Mitzi L Watson (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Arijit De (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18A, according to the Resurvey of Lots 17 and 18, Hickory Point, as recorded in Map Book 24, Page 111, in the Probate Office of Shelby County, Alabama

\$121,500.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) 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.

WW  
MW

Warranty Deed P2

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 12<sup>th</sup> day of December 2019

William G. Watson Jr.  
William G Watson JR  
Mitzi L. Watson  
Mitzi L Watson

STATE OF Alabama

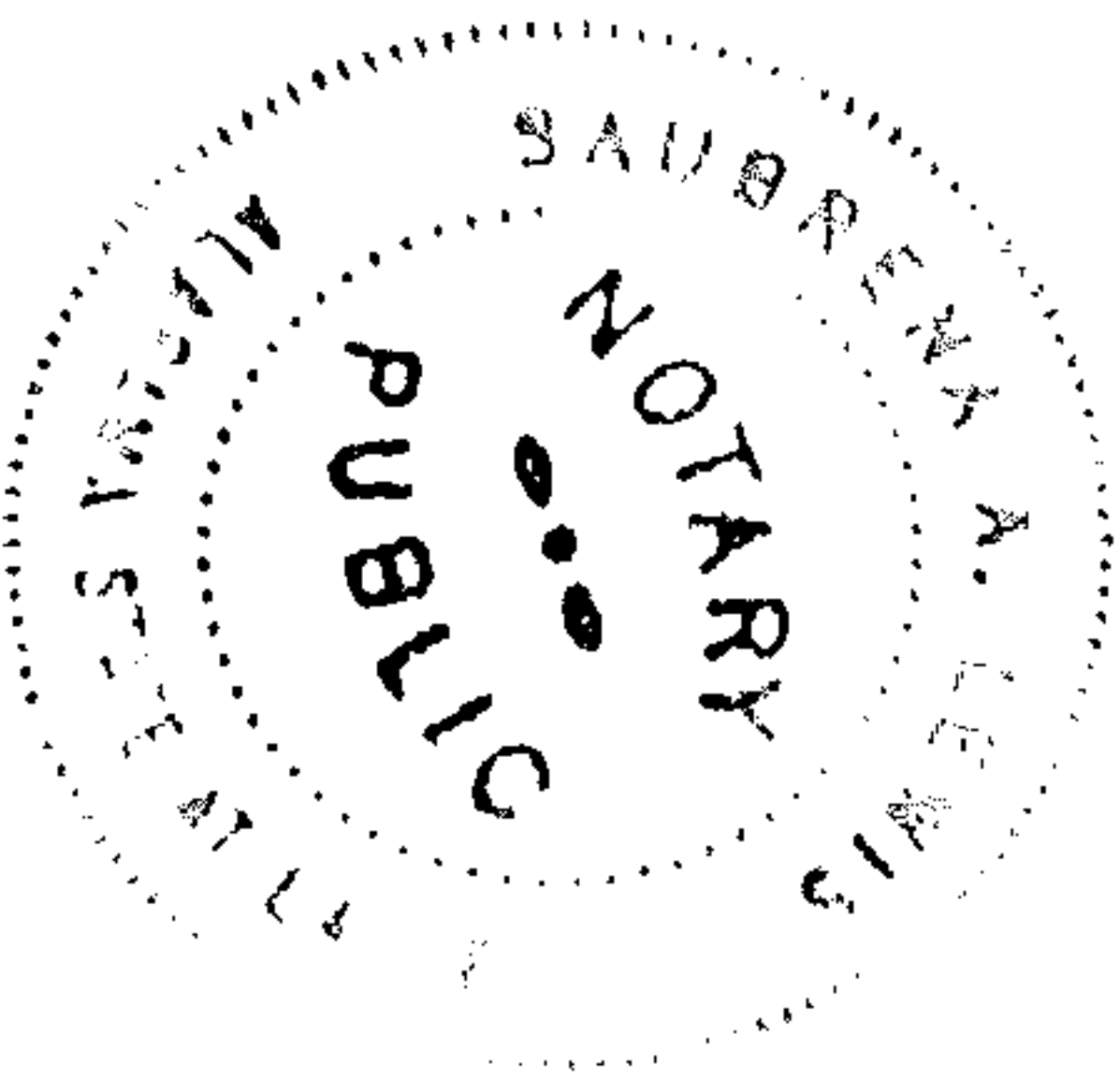
COUNTY Jefferson Houston

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William G Watson JR and Mitzi L Watson 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 they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 12<sup>th</sup> day of December, 2019.

Saubrena A. Lewis  
NOTARY PUBLIC Saubrena A Lewis  
MY COMMISSION EXPIRES: 2-5-2020

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



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

Grantor's Name	William G Watson and Mitzi L Watson	Grantee's Name	Arijit De
Mailing Address	117 Village Lane Dothan AL 36303		655 S Fair Oaks Ave Apt K109 Sunnyvale Ca 94086
Property Address	165 Hickory Point Dr Helena AL 35080	Date of Sale	December ____, 2019
		Total Purchase Price	\$162,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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 to 1/2 Interest Already own  
☒ 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 - 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: December 12 2019  
 \_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Print: William G Watson  
 Sign: William G Watson  
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/30/2019 10:05:15 AM**  
**\$68.50 CHARITY**  
**20191230000480670**

Allin S. Bayal