

This instrument was prepared by:

Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:

Christopher L. Watkins  
Mandy Watkins  
550 Cross Creek Drive  
Sterrett, AL 35147

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Christopher L. Watkins and wife, Mandy Watkins** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Christopher L. Watkins and Mandy Watkins**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**See attached Exhibit "A".**

**\$240,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

**The purpose of this conveyance is to transfer ownership to the grantees named herein as joint tenants with rights of survivorship.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to 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 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3rd day of February, 2020.

**Christopher L. Watkins**

**Mandy Watkins**

STATE OF ALABAMA

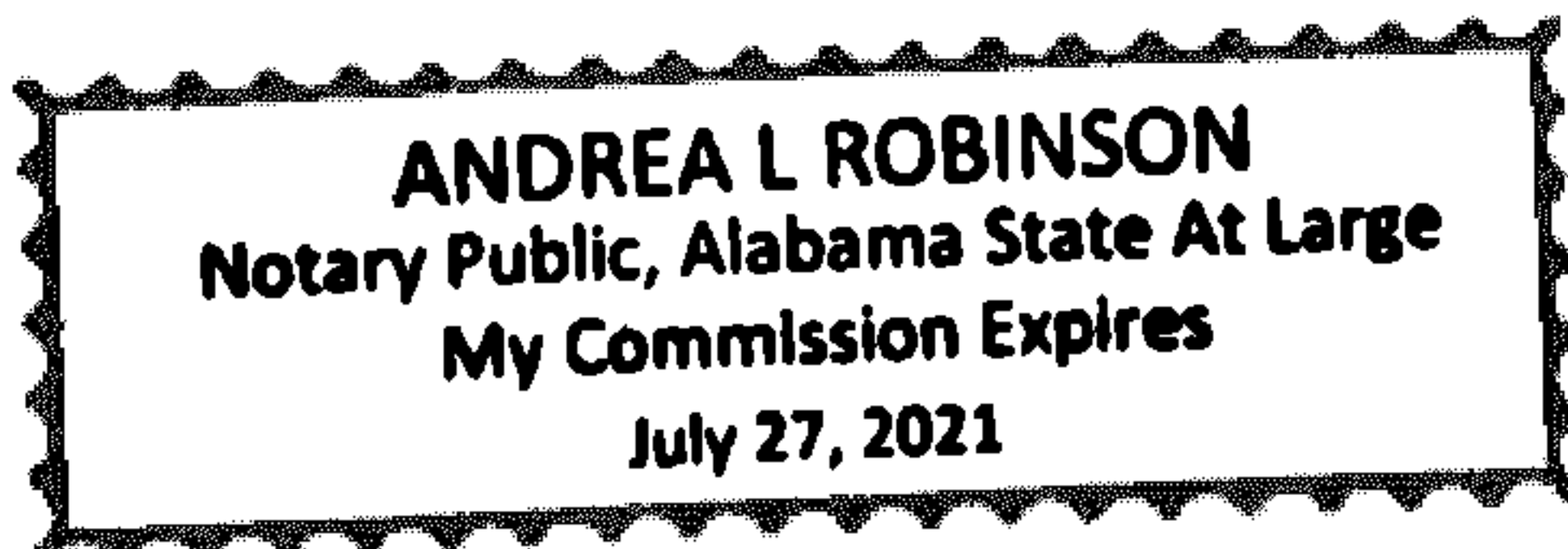
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Christopher L. Watkins and Mandy 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2020.

Notary Public

My commission expires: 7/27/21



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2020020

Commence at the Northeast corner of the Southeast one-fourth of the NW 1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed south 89° 28' West along the North boundary of said quarter-quarter section for a distance of 660.0 feet; thence turn an angle of 92° 28' left and proceed South 3° 00' East for a distance of 240 feet to the point of beginning. From this beginning point continue South 3° 00' East for a distance of 220 feet; thence proceed North 89° 28' East for a distance of 200 feet; thence proceed North 3° 00' West for a distance of 220 feet; thence proceed South 89° 28' West for a distance of 200 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name CHRISTOPHER L.W ATKINS Mailing Address 550 Cross Creek Dr Sterrett AL 35147
Grantee's Name CHRISTOPHER L. WATKINS Mailing Address 550 Cross Creek Dr Sterrett, AL 35147

Property Address 550 CROSS CREEK DR, STERRETT, AL 35147
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
1/2 OF Assessor's Market Value \$ 70,995.00

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 Adding Spouse

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 2-3-20
Print Christopher L. Watkins
Sign [Signature]
Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2020 01:06:45 PM
\$32.00 MISTI
20200207000051700

Allie S. Beyl