

20200407000133900
04/07/2020 08:08:19 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Sandra R. Watson
62 Burnham Street
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Thirty-Nine Thousand and 00/100 Dollars (\$439,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **LAWRENCE T. BUTTS AND DEBRA BUTTS, HUSBAND AND WIFE** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **SANDRA R. WATSON** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 6-07, Block 6, according to the Final Plat for the Private, Mixed-Use, Traditional Neighborhood Development Subdivision of Mt. Laurel - Phase 1A, as recorded in Map Book 27 Pages 72A and 72B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) 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 they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of April, 2020.

WITNESS:

Lawrence T. Butts
LAWRENCE T. BUTTS
Debra Butts
DEBRA BUTTS

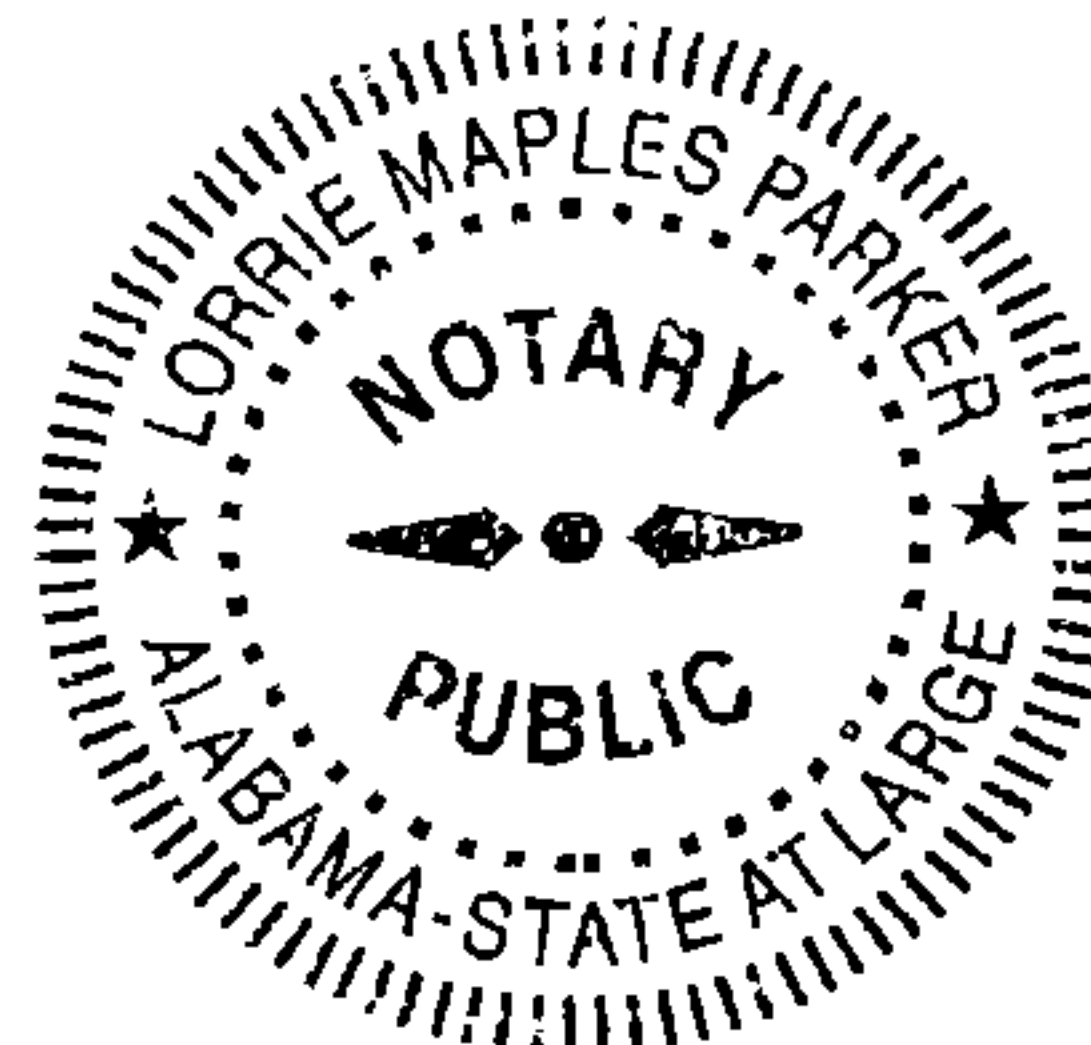
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Lawrence T. Butts and Debra Butts, husband and wife, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 6th day of April, 2020.

[Signature]

Lorrie Maples Parker Notary Public
My Commission Expires: 10/16/2023



Real Estate Sales Validation Form

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

Grantor's Name Lawrence T. Butts
Mailing Address Debra Butts
 7156 Penbridge Avenue
 Fairhope, Alabama 36532
Property Address 62 Burnham Street
 Birmingham, Alabama 35242

Grantee's Name Sandra R. Watson
Mailing Address 62 Burnham Street
 Birmingham, Alabama 35242
Date of Sale April 6, 2020

Total Purchase Price \$439,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/07/2020 08:08:19 AM
 \$467.00 CHERRY
 20200407000133900

Ann S. Byrd

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: April 6, 2020

Unattested

Date: April 6, 2020

Unattested

Print: Lawrence T. Butts

Sign *Lawrence T. Butts*
 (Grantor/Grantee/Owner/Agent) circle one

Print: Debra Butts

Sign *Debra Butts*
 (Grantor/Grantee/Owner/Agent) circle one

This Instrument was Prepared by:

Lorrie Maples Parker, Esquire, The Parker Law Firm, LLC, 500 Office Park Drive Suite 100, Birmingham, Alabama 35223