

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**James & Tammy Watson**  
22630 Ironstone Cove  
McCalla AL35111

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

M200733 ①  
STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Eighty-One Thousand Dollars and NO/100 (\$81,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **D.J.J. Enterprises, LLC, an Alabama Limited Liability Closing**, (herein referred to as grantor), grant, sell, bargain and convey unto, **James Watson and Tammy Watson** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 2-A, according to A Re-Subdivision of Lots 1 and 2 of Whispering Pines Farms, as recorded in Map Book 32, Page 55, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. This property and deed are subject to the Restrictive Covenants as shown on the deed recorded January 5, 2004 in Inst. 20040105000005750 stating that no mobile homes, including manufactured homes shall be permitted.

\$68,800.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns, covenant with the said grantees, their heirs and assigns, that it is 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 it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this  
12<sup>th</sup> day of May, 2020

**D.J.J. Enterprises, LLC, an Alabama  
Limited Liability Company**

*Dale Gamble*  
By: Dale Gamble, its Authorized Member

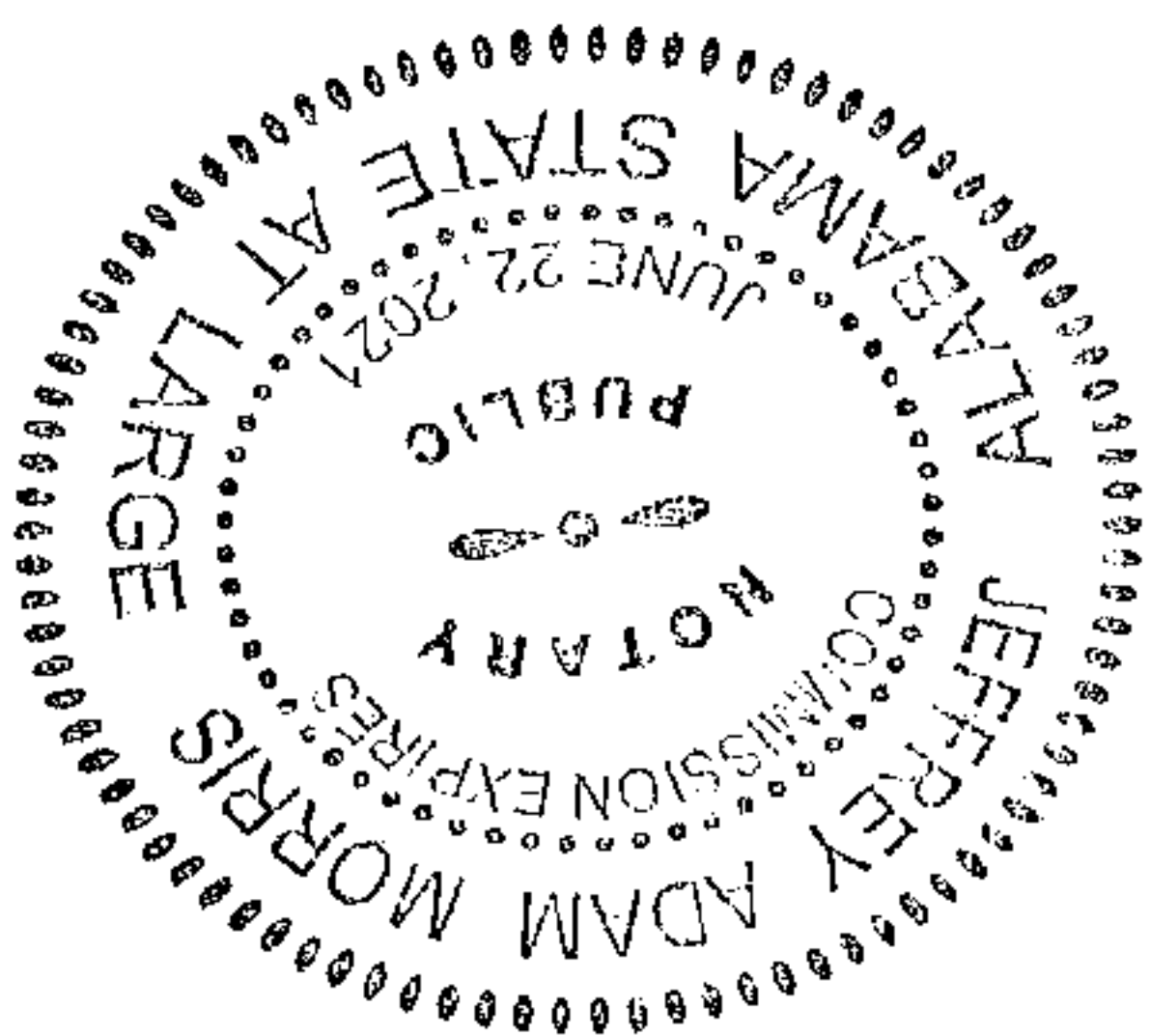
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Dale Gamble, whose name as Authorized Member of D.J.J. Enterprises, LLC**, is signed to the  
foregoing deed and who is known to me, acknowledged before me on this day that, being informed of  
the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of May, 2020

Notary Seal

*[Signature]*  
Notary Public  
My commission expires: 6/22/2021





## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name  
Mailing AddressD & D Enterprises LLC  
Box 396  
Pelham AL 35050Grantee's Name  
Mailing AddressJames Watson  
Tammy Watson  
22630 Iron Horse Lane  
McCalla AL 35664

Property Address

2 Hwy 13, Lot 2A  
Helena AL 35080  
see legal

Date of Sale

5/12/2020

Total Purchase Price \$

\$1,000.00

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  
☐ 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

5/12/2020

Print

Jeff Bruns

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/15/2020 11:29:27 AM  
 \$109.00 CHARTY  
 20200515000193590

Alicia S. Boyd