

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Johnathan Watts  
108 Glenstone Dr.  
Columbiana, AL 35051

**GENERAL WARRANTY DEED**

**20200729000316490**  
**07/29/2020 11:24:55 AM**  
**DEEDS 1/3**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ward Smith and Wanda Smith, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Johnathan Watts (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 3, according to the Final Plat of Glenstone Cottages as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$295,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 24<sup>th</sup> day of July, 2020.

Ward Smith

Ward Smith

Wanda Smith

Wanda Smith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ward Smith and Wanda Smith 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 he/she/they executed the same voluntarily on the day the same bears date.

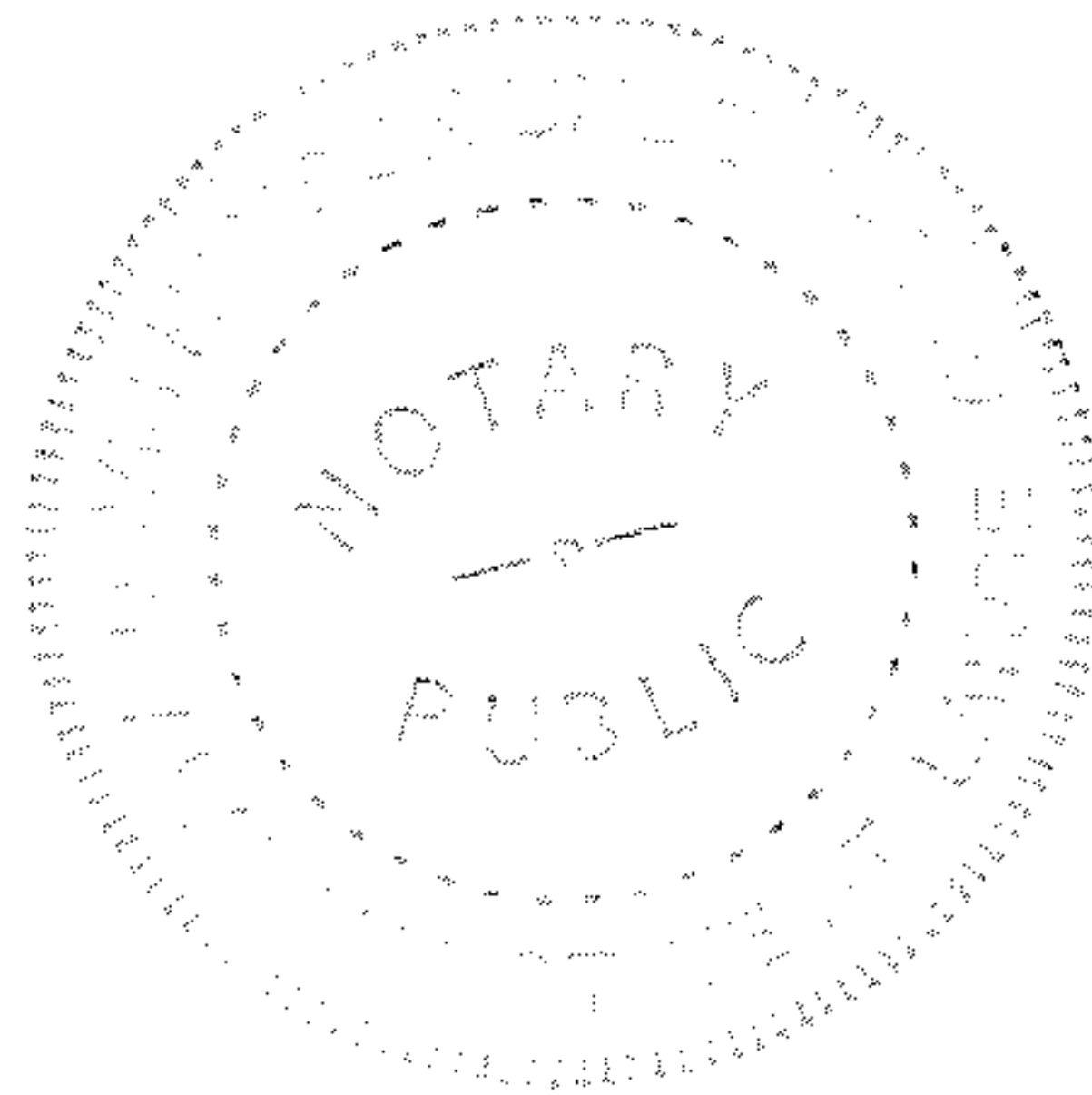
Given under my hand and official seal on this 24<sup>th</sup> day of July, 2020.

[Signature]

Notary Public

My commission expires:

My Commission Expires:  
July 24, 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 Ward Smith and Wanda Smith

Grantee's Name Johnathan Watts

Mailing Address 40387 Hwy 25  
Harpersville, AL 35078

Mailing Address 108 Glenstone Dr.  
Columbiana, AL 35051

Property Address 108 Glenstone Dr.  
Columbiana, AL 35051

Date of Sale July 24, 2020

Total Purchase Price \$315,000.00

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: \_\_\_\_\_

X 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 - Ward Smith and Wanda Smith

Grantee's name and mailing address - Johnathan Watts, 108 Glenstone Dr., Columbiana, AL 35051.

Property address - 108 Glenstone Dr., Columbiana, AL 35051

Date of Sale - July 24, 2020.

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: July 24, 2020

Sign [Signature]  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 11:24:55 AM  
\$48.00 CHARITY  
20200729000316490

[Signature]