

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27137

Send Tax Notice To: Josh Taylor

AL 280 River Run Rd
Childersburg AL
35044

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Ellen B. Watson Revocable Trust u/t/a 12/07/00 as amended**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Josh Taylor**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of April, 2021.

THE ELLEN B. WATSON REVOCABLE TRUST U/T/
A 12/07/00 AS AMENDED

Ellen B. Watson
By Ellen B. Watson
Trustee

State of Maryland

County of Montgomery

I, Mohsen Gerami Shirazi, a Notary Public in and for the said County in said State, hereby certify that Ellen B. Watson as Trustee of The Ellen B. Watson Revocable Trust u/t/a 12/07/00 as amended, 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 this the 15th day of April, 2021.

Mohsen Gerami Shirazi
Notary Public, State of Maryland

My Commission Expires:

MOHSEN GERAMI SHIRAZI
Notary Public-Maryland
Montgomery County
My Commission Expires
October 20, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at an axle in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 88° 47' 12" East along the South boundary of said quarter-quarter section for a distance of 494.73 feet to a 1" pipe in place, said point being the point of beginning. From this beginning point proceed North 02° 11' 41" East for a distance of 1404.79 feet to a point on Old Highway 280; thence proceed North 81° 06' 45" East along the Southerly right-of-way of said road for a distance of 325.46 feet (set ½" rebar CA-0114-LS); thence proceed South 01° 47' 30" West along a wire fence for a distance of 370.03 feet to a ½" pipe in place; thence proceed South 01° 48' 10" West for a distance of 1077.80 feet to a ½" crimp top pipe in place being located on the South boundary of said quarter-quarter section; thence proceed South 88° 47' 52" West along the South boundary of said quarter-quarter section and along a red painted line for a distance of 329.95 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

According to survey of Christopher M. Ray, Reg. No. 26017, dated the 5th day of April, 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	The Ellen B. Watson Revocable Trust u/t/a 12/07/00 as amended	Grantee's Name	Josh Taylor
Mailing Address	6613 Kemhill Rd Bethesda Maryland 20817	Mailing Address	280 River Run Rd Chickasaw, AL 35941
Property Address	0 Old Hwy 280 Rd. Harpersville, AL 35178	Date of Sale	April 15, 2021
		Total Purchase Price	\$40,000.00
		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
☐ 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 of 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 07, 2021

Print The Ellen B. Watson Revocable Trust u/t/a 12/07/00 as amended

☒ Unattested Ellen B. Watson
(verified by)

Sign X The Ellen B. Watson
(Grantor/Grantee/Owner/Agent) circle one

Trustee

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2021 10:45:10 AM
\$68.00 CHERRY
20210413000183960

Allen S. Bayl