

20220309000098300
03/09/2022 10:55:35 AM
QCDEED 1/5

After Recording Return &)
Mail Tax Statements To:)
Michael E. Watts)
302 Mills Way,)
Pelham, AL 35124)
)
)
)
)
)
)
)
)
)

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 6 23 4 009 014.000
File #: NAL-1366310

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, Michael E. Watts, single and Dorothy Watts, single, whose address is 302 Mills Way, Pelham, AL 35124, (hereinafter called Grantors), for and in consideration of the sum of zero and 00/100 DOLLARS (\$ 0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to Michael E. Watts, single, whose address is 302 Mills Way, Pelham, AL 35124, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 13 6 23 4 009 014.000
Property Address: 302 Mills Way, Pelham, AL 35124

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 3 day of March, 2022.

WITNESSES:

Witness

Michael E. Watts

Michael E. Watts

Print Name

Witness

Witness

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Watts, whose name is signed to the foregoing conveyance, and who is 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 and the same bears dated.

Given under my hand and official seal this the 3rd day of March, 2022.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

Frankie Sports

NOTARY PUBLIC

Print Name Frankie Sports

My Commission Expires: 10/25/2023

Given under our hands this 5th day of March, 2022.

WITNESSES:

[Signature]
Witness

[Signature]
Dorothy Watts

Ernestine Smith
Print Name

Witness

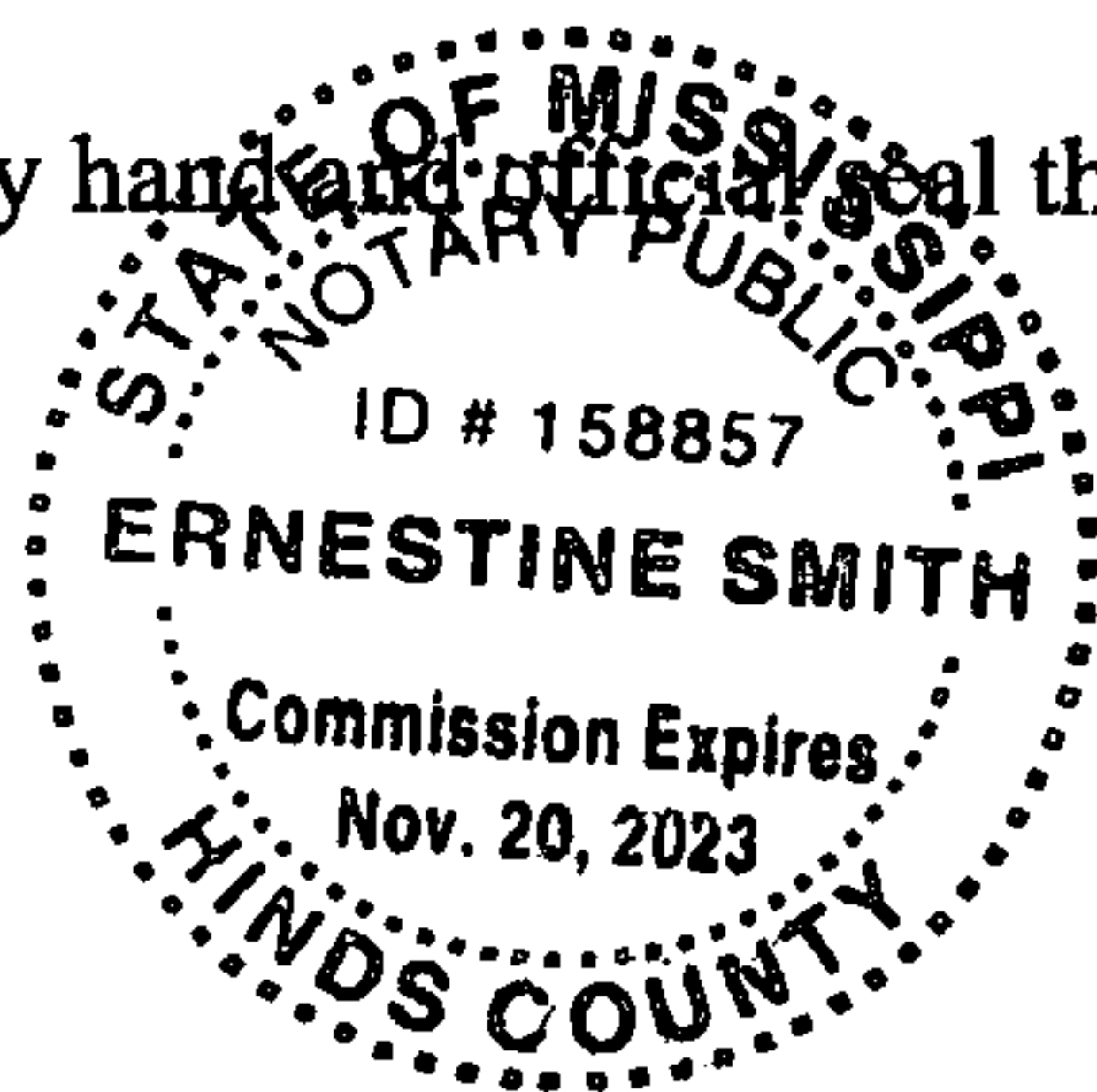
Witness

STATE OF MS }

COUNTY OF Hankins }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Watts, whose name is signed to the foregoing conveyance, and who is 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 and the same bears dated.

Given under my hand and official seal this the 5th day of March, 2022.



[Signature]
NOTARY PUBLIC
Print Name Ernestine Smith
My Commission Expires: 11/20/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT A

Lot 102, according to the Record Map of Builders Group Addition to The Glen at Stonehaven Phase One, as recorded in Map Book 27, Page 54, in the Probate Office of Shelby County, Alabama.

Commonly known as: 302 Mills Way, Pelham, AL 35124

Parcel Number: 13 6 23 4 009 014.000

Real Estate Sales Validation Form

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

Grantor's Name Michael E Watts & Dorothy Watts
 Mailing Address 302 Mills Way,
Pelham, AL 35124

Grantee's Name Michael E Watts
 Mailing Address 302 Mills Way,
Pelham, AL 35124

Property Address 302 Mills Way,
Pelham, AL
35124

Date of Sale 03/03/2022
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$181,700.00 (90,850.00)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/09/2022 10:55:35 AM
 \$125.00 JOANN
 20220309000098300



The purchase price or actual value ^{less Buy} 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 Assessors website

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 03/03/2022

Print CHASE DAVIS

Unattested

 (verified by)

Sign Chase Davis

 (Grantor/Grantee/Owner/Agent) circle one