

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Greg & Lara Watts
352 Dogwood Trail
Alabaster AL 35007

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thousand & 00/100 Dollars (\$300,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Mark A. Smith, a married man, and Alton T. Smith, a married man,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Greg Watts and wife, Lara Watts,** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to wit:

See Exhibit A

Subject to all items of record. *Harvey Gregory Watts and Greg Watts is one and the same person. Grantors do not consider this property as homestead.*
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Note: This Instrument is recorded simultaneously with a Purchase money mortgage in favor of Central State Bank with a loan amount of \$225,000.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the) 9 day of November, 2022.

GRANTOR

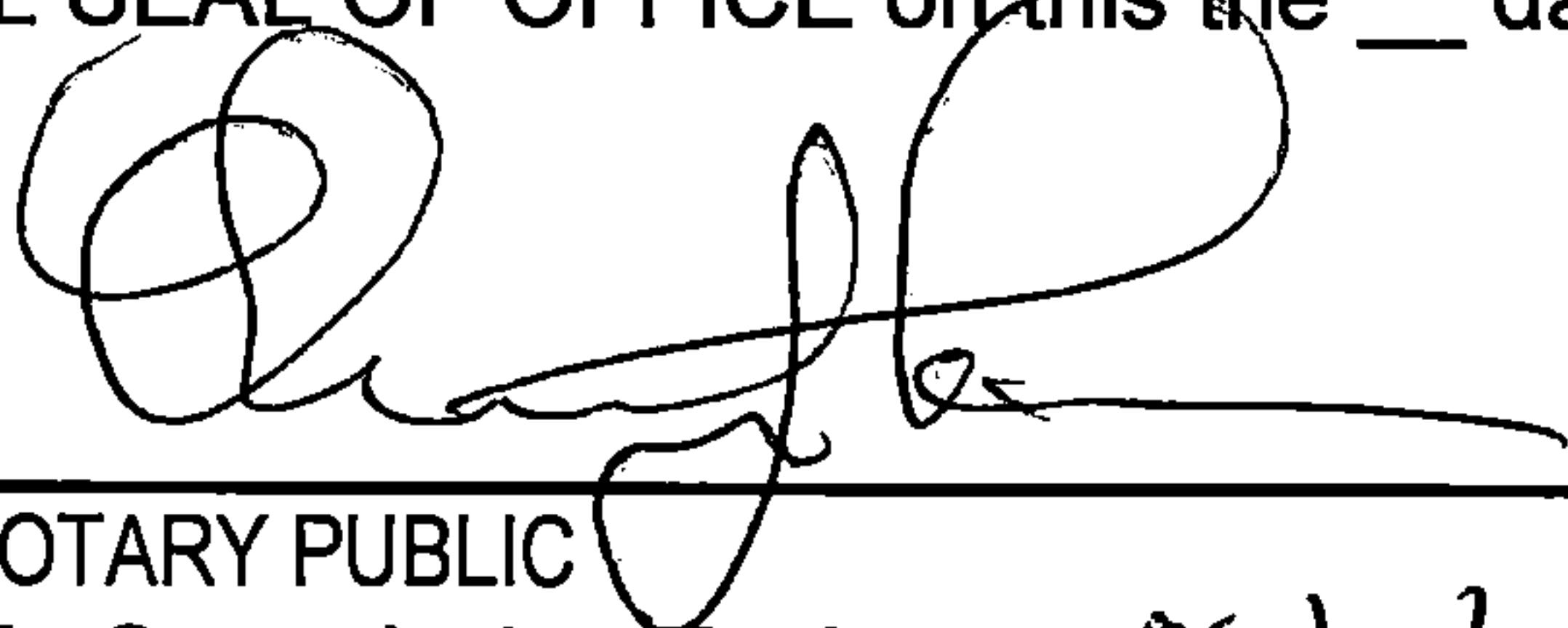
Mark A. Smith
Mark A. Smith

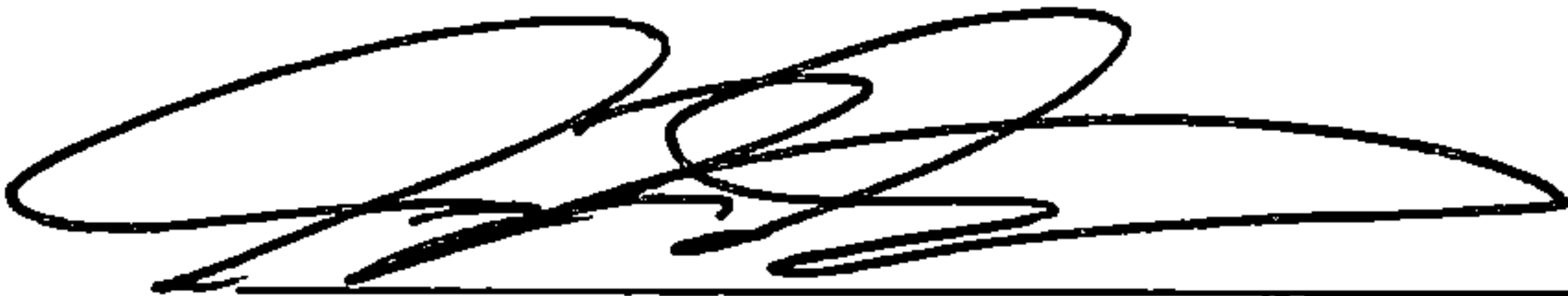
STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Mark A. Smith*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of November, 2022.


CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024


NOTARY PUBLIC
My Commission Expires: 05/01/2024


Alton T. Smith

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT


20221110000420420 2/4 \$107.00
Shelby Cnty Judge of Probate, AL
11/10/2022 01:12:48 PM FILED/CERT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Alton T. Smith, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of November, 2022.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

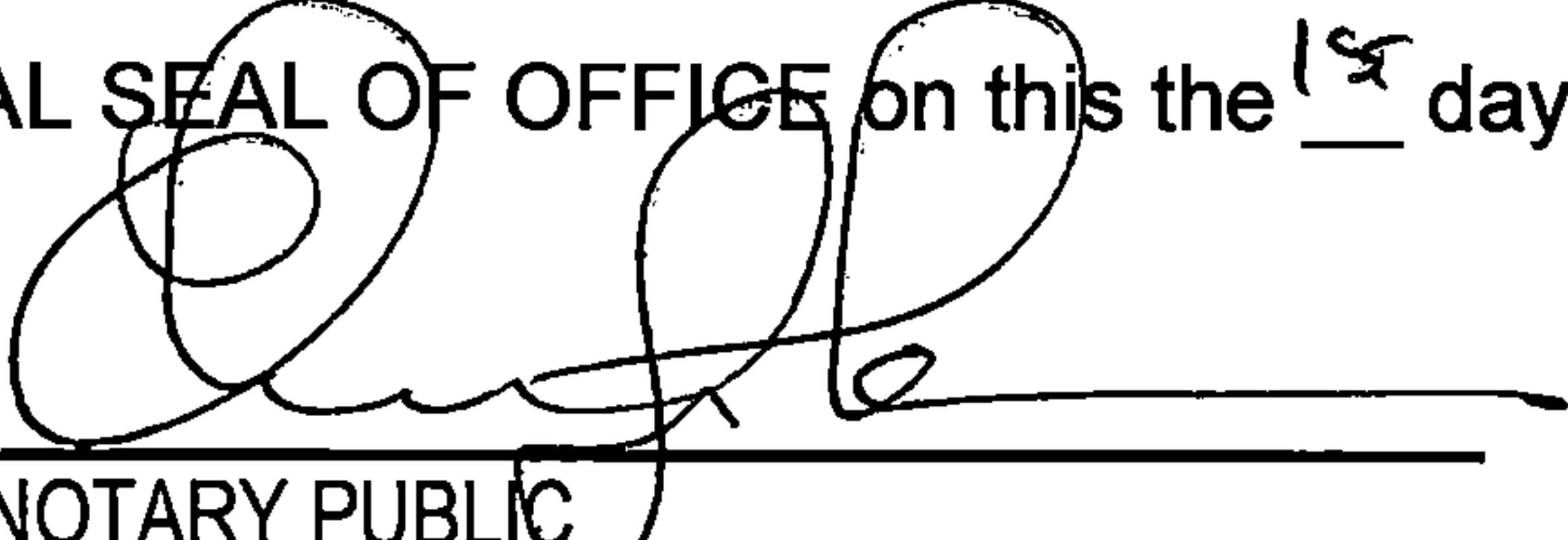

NOTARY PUBLIC
My Commission Expires: 05/01/2024

EXHIBIT "A"
LEGAL DESCRIPTION



20221110000420420 3/4 \$107.00
Shelby Cnty Judge of Probate, AL
11/10/2022 01:12:48 PM FILED/CERT

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35, Township 21 South, Range 3 West, more particularly described as follows:
Commence at the Northwest corner of Lot 1, Block 1, Meadowgreen Subdivision, Map Book 6, page 59, in the Probate Records of Shelby County, Alabama, and run thence Northerly along the Eastern right of way line of State Highway Number 119 a distance of 1256.69 feet to the point of beginning; thence turn an angle of 92 degrees 02 minutes 28 seconds and run Easterly a distance of 585.45 feet to a point; thence turn to the right an angle of 86 degrees 55 minutes 40 seconds and run Southerly a distance of 207.08 feet; thence turn to the right an angle of 93 degrees 52 minutes 24 seconds and run Westerly a distance of 300 feet, more or less, to a point on the Eastern boundary of the property conveyed to James S. Dawson and Susan J. Dawson by deed recorded in Instrument #1993-11593, in the Probate Office of Shelby County, Alabama; thence turn to the right and run Northerly along the Eastern boundary of the Dawson property to the Northeast corner of the Dawson property; thence turn left and run Westerly along the Northern line of the Dawson property a distance of 294.00 feet to the Eastern right of way line of State Highway Number 119; thence turn right and run Northerly along the Eastern right of way of State Highway Number 119 to the point of beginning.

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 35, Township 21 South, Range 3 West, and run South along the East boundaries of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 2808 feet; thence continue South in the same direction a distance of 296.05 feet to the point of beginning; thence turn right 92 degrees 47 minutes and run West parallel with the North boundary of said quarter-quarter Section a distance of 1294.0 feet, more or less, to a point on the East right of way line of Alabama Highway Number 119; thence turn to the left and run South along the East right of way of said highway a distance of 296.8 feet to a point; thence turn to the left and run East parallel with the North boundary of said quarter-quarter Section a distance of 1294 feet, more or less, to a point on the East boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run North along the East boundary of said quarter-quarter a distance of 296.05 feet to the point of beginning.

Real Estate Sales Validation Form

20221110000420420 4/4 \$107.00
Shelby Cnty Judge of Probate, AL
11/10/2022 01:12:48 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Mark A Smith
Mailing Address Alton T Smith
~~5292 Hwy 119~~ 250 Meadows Rd
Montevallo AL 35715

Grantee's Name Greg + Lara Watts
Mailing Address 352 Dogwood Trail
Alabaster AL 35007

Property Address 5292 Hwy 119
Montevallo AL 35715

Date of Sale 11-1-2022
Total Purchase Price \$ 300,000

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 11/1/2022

Print

Chris Sympson

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1