

SEND TAX NOTICE TO:

Darryl L. Watkins and Darlene B. Watkins
1081 Hidden Forest Drive
Montevallo, AL 35115

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

1/2 Assessor's Value: \$158,150.00

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Darryl L. Watkins and Darlene B. Watkins, husband and wife**, whose address is 1081 Hidden Forest Drive, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Darryl L. Watkins and Darlene B. Watkins**, whose address is 1081 Hidden Forest Drive, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Darryl L. Watkins and Darlene B. Watkins, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1081 Hidden Forest Drive, Montevallo, AL 35115 to-wit:**

Lot 111, according to the plat of the Lakes at Hidden Forest Phase 1, as recorded in Map Book 36, Page 115 A&B, in the Office of the Judge of Probate 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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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.

20221129000435250 11/29/2022 10:16:21 AM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of November, 2022.

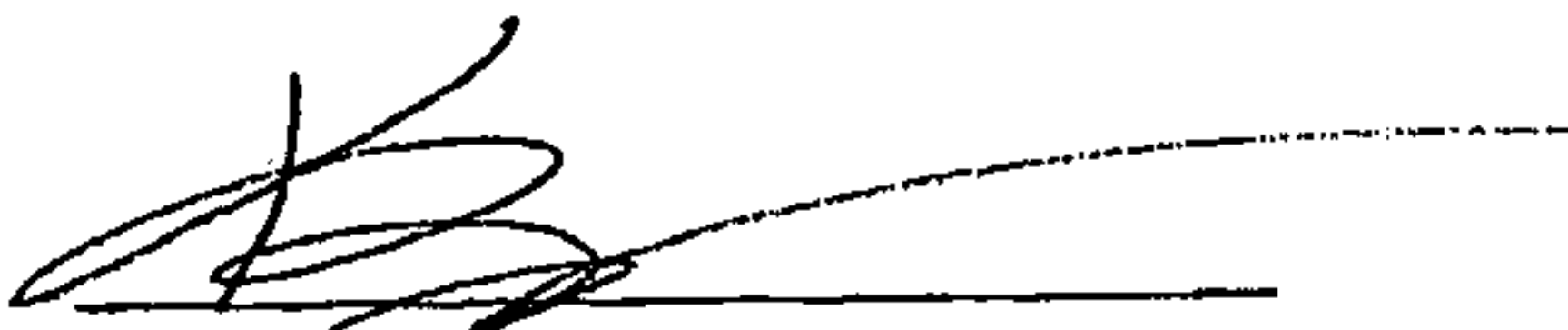

Darryl L. Watkins

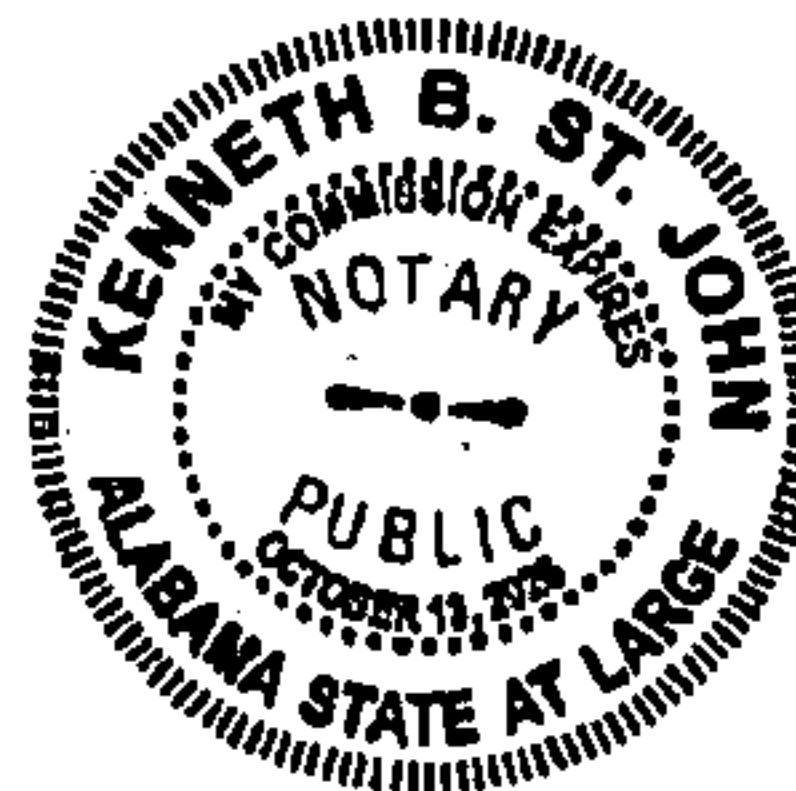

Darlene B. Watkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Darryl L. Watkins and Darlene B. Watkins whose names are signed to the foregoing conveyance, and who are 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 the same bears date.

Given under my hand and official seal this 18th day of November, 2022.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



20221129000435250 11/29/2022 10:16:21 AM DEEDS 3/3

20221129000435250 3/3 \$186.50
Shelby Cnty Judge of Probate, AL
11/29/2022 10:16:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Darryl L. Watkins and
Mailing Address Darlene B. Watkins
1081 Hidden Forest Drive
Montevallo, AL 35115

Grantee's Name Darryl L. Watkins and
Mailing Address Darlene B. Watkins
1081 Hidden Forest Drive
Montevallo, AL 35115

Property Address 1081 Hidden Forest Drive
Montevallo, AL 35115

Date of Sale November 18, 2022
Total Purchase Price \$
or
Actual Value \$
or

Assessor's Market Value \$ 316,300.00 (1/2 value = \$158,150.00) *

** Deed adding spouse to title.*
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 1/2 Assessor's Value under Parcel

23-7-35-0-007-025.000

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 11-18-2022

Print Kenneth B. St. John

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded

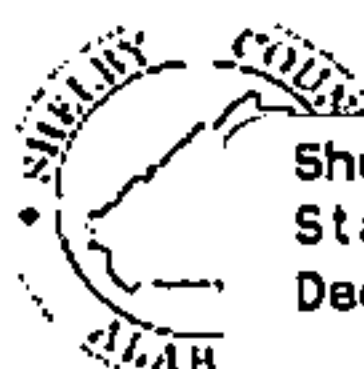
Official Public Records

Judge of Probate, Shelby County Alabama, County

Shelby County, AL 11/29/2022

State of Alabama

Deed Tax: \$158.50



Allen S. Bayl