

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Camden B. Spinks & Erin Suttie Spinks
857 Barkley Drive
Alabaster, AL 35007

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FORTY-FOUR THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$444,200.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **STELLA H. WATKINS, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **CAMDEN B. SPINKS and ERIN SUTTIE SPINKS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$444,200.00 of the above-recited consideration is being paid in cash.

Stella H. Watkins is the surviving grantee of deed recorded in Inst. No. 20060524000247550. The other grantee, William R. Watkins having died on or about the 18th day of September, 2016.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

Exhibit A**Legal Description**

Begin at the SE corner of the NW ¼ of Section 36, Township 21 South, Range 3 West, thence North 00 degrees 00 minutes 26 seconds West a distance of 1,214.77 feet; thence North 88 degrees 55 minutes 49 seconds West, a distance of 893.40 feet to a point lying on the Southwesterly right of way line of Shelby County Highway #24 (80' ROW) said point also being the beginning of non-tangent curve to the right, having a radius of 897.65 feet, a central angle of 46 degrees 31 minutes 51 seconds, and subtended by a chord which bears South 64 degrees 49 minutes 52 seconds West, and a chord distance of 709.13 feet; thence along the arc of said curve and said right of way line, a distance of 728.99 feet; thence South 88 degrees 06 minutes 48 seconds West and along said right of way line, a distance of 257.66 feet to the approximate centerline of Spring Creek; thence South 14 degrees 53 minutes 59 seconds West along said centerline and leaving said right of way, a distance of 93.14 feet; thence South 34 degrees 32 minutes 09 seconds West and along said centerline, a distance of 190.82 feet; thence South 31 degrees 18 minutes 32 seconds and along said centerline, a distance of 71.45 feet; thence South 07 degrees 25 minutes 50 seconds West and along said centerline, a distance of 105.25 feet; thence South 37 degrees 33 minutes 51 seconds East and along said centerline, a distance of 95.77 feet; thence South 43 degrees 58 minutes 02 seconds East and along said centerline a distance of 46.94 feet; thence South 04 degrees 52 minutes 25 seconds East and along said centerline a distance of 69.09 feet; thence South 24 degrees 15 minutes 25 seconds West and along said centerline, a distance of 96.91 feet; thence South 41 degrees 18 minutes 25 seconds East and along said centerline, a distance of 114.54 feet; thence South 52 degrees 28 minutes 27 seconds East, and along said centerline, a distance of 107.76 feet; thence South 86 degrees 55 minutes 58 seconds East and leaving said centerline, a distance of 1,685.64 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name STELLA H. WATKINS
Mailing Address 3122 CROSSINGS DR BIRMINGHAM, AL 35242
Property Address HWY 24 MONTEVALLO, AL 35115

Grantee's Name CAMDEN B. SPINKS and ERIN SUTTIE SPINKS
Mailing Address 100 CARRINGTON LN CALERA, AL 35040
Date of Sale December 15, 2022

Total Purchase Price \$444,200.00
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 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 December 15, 2022

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 22795



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2022 03:01:41 PM
\$475.50 PAYGE
20221216000453790

Alvin S. Byrd

Form RT-1
Alabama 08/2012 LSS