

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Thomas Watson, Jr. and Norma Hurtado  
Watson  
42395 Highway 25  
Vincent, AL 35178

**WARRANTY DEED**  
Joint With Right Of Survivorship

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Robert Rounds and Barbara D. Rounds, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas Watson, Jr. and Norma Hurtado Watson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

**COMMENCE** at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama, said point being a found rail road rail; thence run S 00°49'08" E along the West line of said 1/4 - 1/4 Section line for a distance of 287.47 feet to a found 5/8" rebar; thence leaving said West line, run N 89°36'05" E for a distance of 652.47 feet to a 5/8" capped rebar set stamped "Clinkscases" and the **POINT OF BEGINNING** of the parcel herein described; thence run N 02°28'37" E for a distance of 107.47 feet to a found 2" open top pipe; thence run S 61°54'08" E for a distance of 234.44 feet to a found 1/2" rebar on the Northwesterly right-of-way of Shelby County Hwy. 25; thence run along said right-of-way S 27°34'33" W for a distance of 71.00 feet to a 5/8" capped rebar set stamped "Clinkscases"; thence leaving said right-of-way, run N 77°10'58" W for a distance of 103.63 feet to a 5/8" capped rebar set stamped "Clinkscases"; thence run N 83°53'14" W for a distance of 81.22 feet to a 5/8" capped rebar set stamped "Clinkscases"; thence run N 05°21'05" E for a distance of 34.49 feet to the **POINT OF BEGINNING**. Survey prepared by Steven J. Clinkscases, PLS # 37248, Order # 22-676, dated December 23, 2022.

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.

Subject to a third party mortgage in the amount of \$150,220.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29<sup>th</sup> day of December, 20 22.

Robert Rounds  
Robert Rounds

Barbara D. Rounds  
Barbara D. Rounds

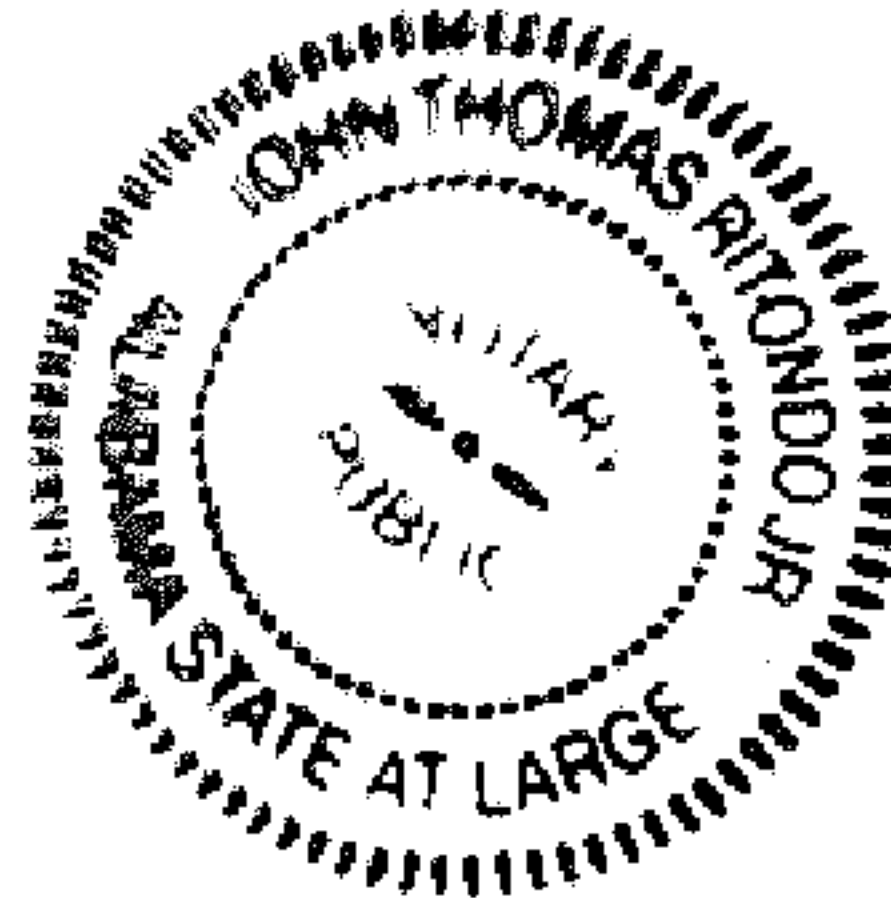
STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Rounds and Barbara D. Rounds 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 on this 29<sup>th</sup> day of Dec., 20 22

[Signature]  
Notary Public  
My commission expires:

John Thomas Ritondo, Jr.  
Notary Public, Alabama State At Large  
My Commission Expires August 29, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name Robert Rounds and Barbara D. Rounds

Grantee's Name Thomas Watson, Jr. and Norma Hurtado Watson

Mailing Address 42395 Highway 25  
Vincent, AL 35178Mailing Address 42395 Highway 25  
Vincent, AL 35178Property Address 42395 Highway 25  
Vincent, AL 35178

Date of Sale December 29, 2022

Total Purchase Price \$145,000.00

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 - Robert Rounds and Barbara D. Rounds, . .

Grantee's name and mailing address - Thomas Watson, Jr. and Norma Hurtado Watson, 42395 Highway 25, Vincent, AL 35178.

Property address - 42395 Highway 25, Vincent, AL 35178

Date of Sale - December 29, 2022.

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 with 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 29, 2022

Sign \_\_\_\_\_

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****01/03/2023 09:14:12 AM****\$29.00 PAYGE****20230103000000610***Allen S. Bayl*