


This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Michael Shane Spray  
3741 Dunbarton Drive  
Mt. Brook, AL 35223

  
20230111000009830 1/3 \$52.50  
Shelby Cnty Judge of Probate, AL  
01/11/2023 02:52:44 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Four Thousand Five Hundred and No/00 Dollars.....(\$24,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Anthony Scott Watson, married and Cory McLane Watson, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Michael Shane Spray (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.


This property constitutes no part of the homestead of Grantor Anthony Scott Watson or Grantor Cory McLane Watson.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11<sup>th</sup> day of January, 2023.

  
Anthony Scott Watson

  
Cory McLane Watson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony Scott Watson and Cory McLane Watson, 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 11<sup>th</sup> day of January, 2023.

My Commission Expires: 9/12/23


  
Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION



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A part of the West Half of the NE 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of the NW 1/4 of the NE 1/4 of said section, run South 0 degrees 20 minutes East (Alabama Grid Bearing) along the 1/4-1/4 section line, 1188.3 feet to the Point of Beginning; thence South 89 degrees 40 minutes West, 199.0 feet; thence South 0 degrees 20 minutes East, 430.7 feet to the North right of way of the county highway; thence South 84 degrees 50 minutes East along said right of way, 199.8 feet to the 1/4-1/4 section line; thence North 0 degrees 20 minutes West along said line, 450.0 feet to the Point of Beginning.

*CW ASW*





Real Estate Sales Validation Form

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

Grantor's Name Anthony Scott Watson  
Mailing Address 457 Hwy 480  
Vandiver, AL 35176

Grantee's Name Michael Shane Spray  
Mailing Address 3741 Dunbarton Drive  
Mt. Brook, AL 35223

Property Address Old Sterrett Road  
Vandiver, AL 35176

Date of Sale 1-11-23  
Total Purchase Price \$ 24,500.00

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 - 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 1-11-23

Print Cory McKee Watson

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Cory McKee Watson  
(Grantor/Grantee/Owner/Agent) circle one