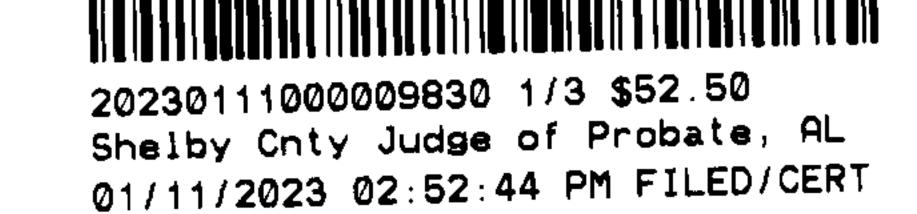
This instrument was prepared by: Ellis, Head, Owens, Justice & Arnold P O Box 587 Columbiana, AL 35051 Send Tax Notice to:
Michael Shane Spray
3741 Dunbarton Drive
Mt. Brook, AL 35223



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

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 11th day of January, 2023.

Anthony Scott Watson

Cory McLane Watson

Notary Public

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 th day of January, 2023.

My Commission Expires: 9/12/27

Shelby County, AL 01/11/2023 State of Alabama Deed Tax:\$24.50

EXHIBIT "A"

LEGAL DESCRIPTION



202301110000009830 2/3 \$52.50 Shelby Cnty Judge of Probate, AL 01/11/2023 02:52:44 PM FILED/CERT

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.



Form RT-1

Real Estate Sales Validation Form

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

This	Document must be filed in accor	rdance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Anthony Scott Watson	Grantee's Name	Michael Shane Spray
Mailing Address	457 Hwy 480		3741 Dunbarton Drive
	Vandiver, AL 35176		Mt. Brook, AL 35223
		•	
	Old Sterrett Road		, ,, ,, ,,
Property Address	-	Date of Sale	$\frac{(-11-23)}{-2450000}$
	Vandiver, AL 35176	Total Purchase Price \$ 24,500.00	
		or Actual Value	©
		. Actual value	Ψ
		Assessor's Market Value	\$
The purchase price or actual value claimed on the evidence: (check one) (Recordation of docume Bill of Sale X Sales Contract Closing Statement		this form can be verified in the entary evidence is not requirAppraisalOther	ne following documentary ed)
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.			
excluding current uresponsibility of va	ded and the value must be duse valuation, of the property luing property for property tact of Alabama 1975 § 40-22-1	as determined by the local expurposes will be used and	·
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 ON M	La 247511
Unattested		Sign Can Make	Latin
	(verified by)		e/Owner/Agent) circle one