

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Russell Watts
209 Lake Forest Way
Maylene, Alabama 35114

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$339,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Barry Ellis Morgan, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Russell Watts

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 216, according to the Survey of Lake Forest Second Sector, as recorded in Map Book 26, Page 142 in the Probate Office of Shelby County, Alabama.

\$322,905.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Barry Ellis Morgan is the surviving grantee of that deed recorded in Instrument No. 20170725000265570, in the Probate Office of Shelby County, Alabama; the other grantee, Brenda Kay Austin Morgan, having died on or about the 28th day of November, 2022.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

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

IN WITNESS WHEREOF, I have set my hand and seal, this **13th day of March, 2023**.


 (Seal)
Barry Ellis Morgan

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Barry Ellis Morgan**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, **he** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **13th day of March, 2023**.




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Barry Ellis Morgan** Date of Sale: **March 13th, 2023** Error! Switch
argument not specified.

Mailing Address: **209 Lake Forest Way
Maylene, Alabama, 35114**

Total Purchase Price: **\$339,900.00**
Or
Actual Value: \$ _____
Or
Assessor's Market Value: \$ _____

Property Address: **209 Lake Forest Way
Maylene, Alabama, 35114**

Grantee Name: **Russell Watts**
Mailing Address: **3728 Dover Dr
Mountain Brook, AL, 35223**

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 Section 40-22-1 (h).

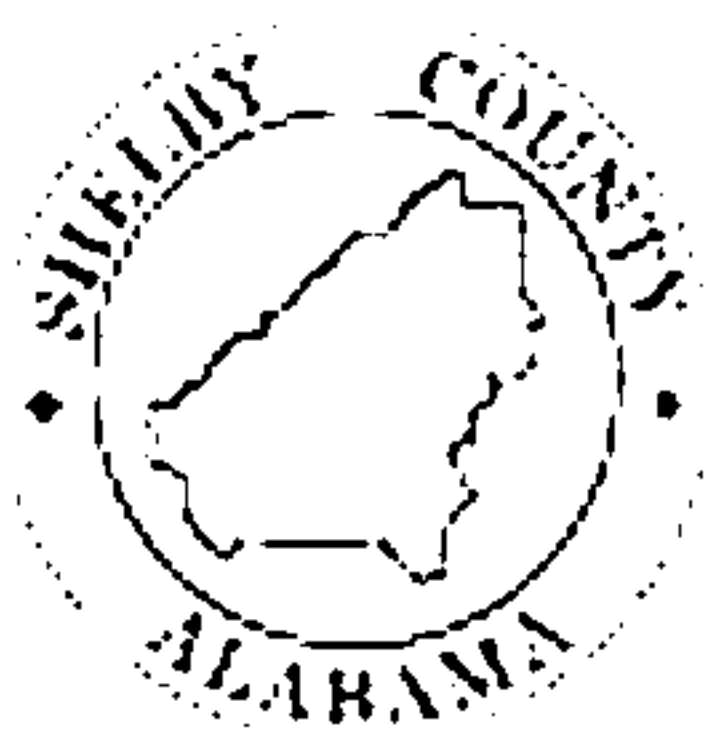
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **March 13th, 2023**

Print: Gilmer T. Simmons

Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 03:11:23 PM
\$42.00 JOANN
20230314000070420

Allie S. Boyd