

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

SEND TAX NOTICE TO: DEEDS 1/3
Watwood Construction, Inc.
5049 Indian Valley Road
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars (\$274,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Travis R. Rainey and Jennifer H. Rainey, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Watwood Construction, Inc. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 8, according to the Map and Survey of Royal Oaks First Sector, as recorded in Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: General Warranty Deed recorded in Inst # 20121129000457160.

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.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12th day of May, 20 23.

[Signature]
Travis R. Rainey

[Signature]
Jennifer H. Rainey

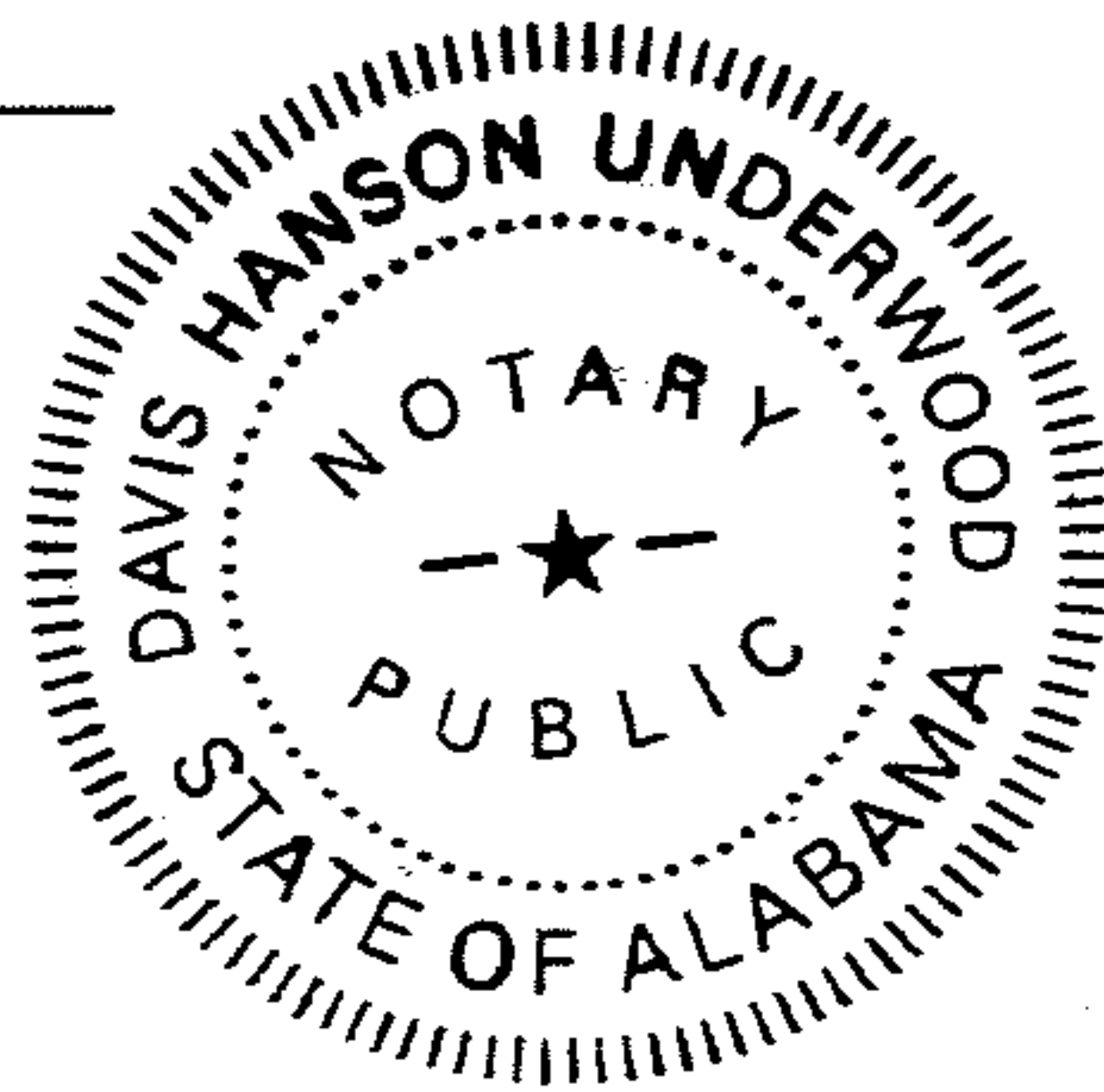
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Travis R. Rainey and Jennifer H. Rainey 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 12th day of May, 20 23.

Notary Public
My commission expires:

My Commission Expires:
July 24, 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 Travis R. Rainey
 Mailing Address 224 Beaver Crest
 Pelham, AL 35124
 Property Address 2515 Elizabeth Dr.
 Pelham, AL 35124

Grantee's Name Watwood Construction, Inc.
 Mailing Address 5049 Indian Valley Road
 Birmingham, AL 35244
 Date of Sale May 12, 2023
 Total Purchase Price \$274,900.00
 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 - Travis R. Rainey

Grantee's name - Watwood Construction, Inc.

Property address - 2515 Elizabeth Dr., Pelham, AL 35124

Date of Sale - May 12, 2023.

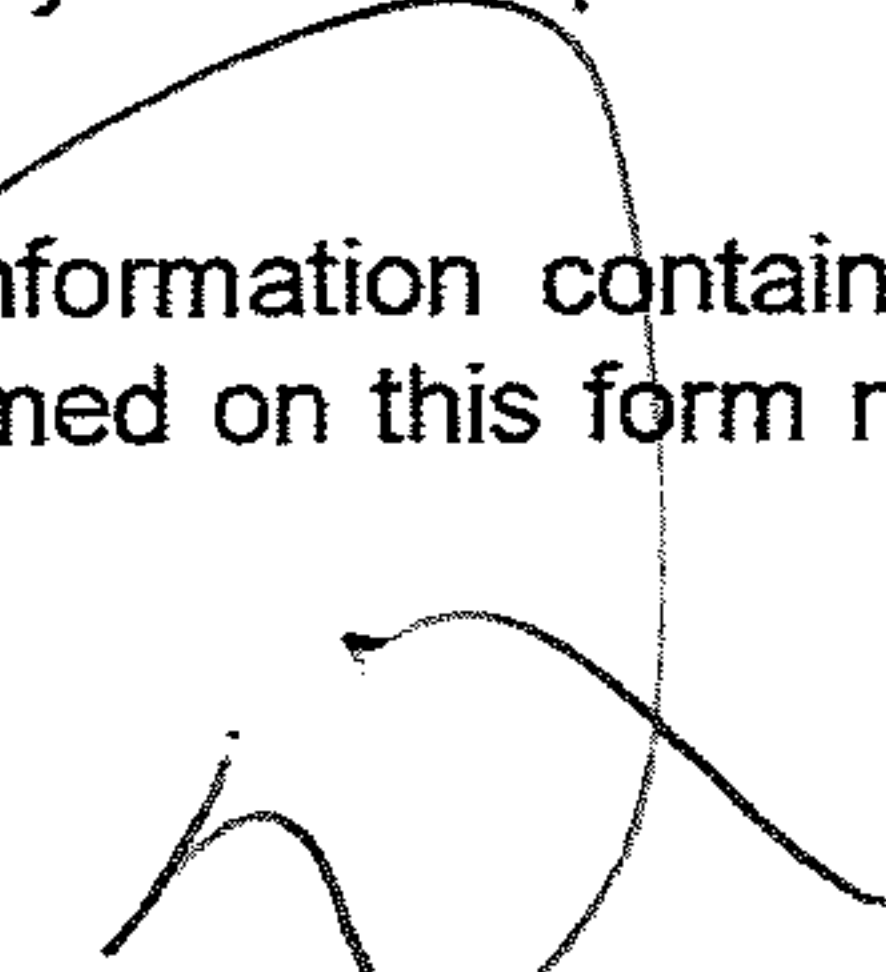
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

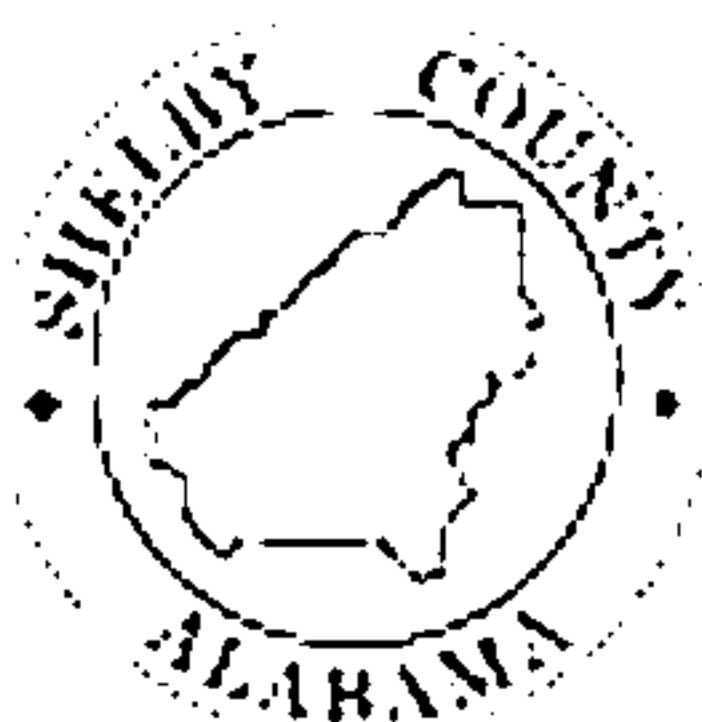
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

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: May 12, 2023

Sign  _____
 Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2023 09:23:06 AM
 \$303.00 BRITTANI
 20230516000144860

Brittani