

Send Tax Notice To:
Kerry Stober Watson
113 Lake View Circle
Riverside, AL 35135

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars No/100 (\$10.00) and other good and valuable consideration, the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Kerry Stober Watson, as Personal Representative of the Estate of Kevin D. Stober, deceased, in the Probate Court of Shelby County, Alabama, Case No.: PR-2022-001128** (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **Kerry Stober Watson** (herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, described as follows:

Lot 239, according to Map and Survey of Old Cahaba Willow Run Sector First Addition, as recorded in Map Book 27, Page 15, in the Probate Office of Shelby County, Alabama

SUBJECT TO that Certain Mortgage Recorded on 3/31/2016 Instrument No:20160331000102340 Probate Judge Office in Shelby County, Alabama

This deed does not constitute the homestead of Grantor nor that of her spouse.

TO HAVE AND TO HOLD the same unto the Grantee, in fee simple and to her heirs and assigns forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the said Probate Court records.

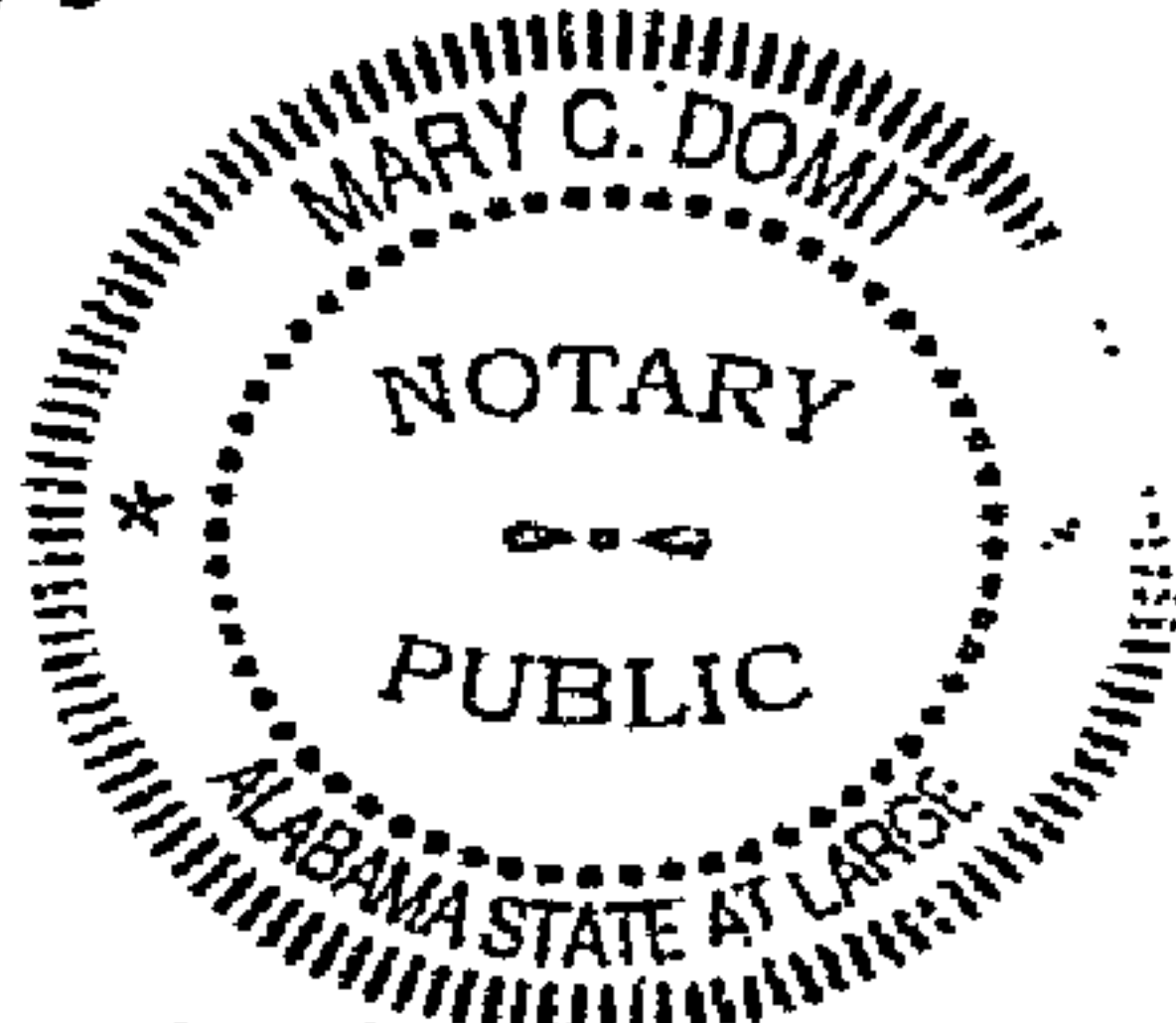
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of November, 2023.

Kerry Stober Watson - personal representative of Estate of Kevin D. Stober
Kerry Stober Watson, as Personal Representative of the Estate of Kevin D. Stober, deceased, in the Probate Court of Shelby County, Alabama, Case No.: PR-2022-001128

STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kerry Stober Watson, as Personal Representative of the Estate of Kevin D. Stober, deceased, in the Probate Court of Shelby County, Alabama, Case No.: PR-2022-001128, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2023.



M. Domit

Notary Public

My Commission Expires: 03/02/2025

Title not examined by preparer.
Deed prepared Without Opinion.

This instrument prepared by:
HILL, GOSSETT, KEMP & WATSON, PC
2603 Moody Parkway, Suite 200
Moody, Alabama 35004



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/20/2023 11:46:42 AM
 \$51.50 PAYGE
 20231220000365690

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name: Kerry Stober Watson, as Personal Representative
 of the Estate of Kevin D. Stober, deceased, in the Probate Court of
 Shelby County, Alabama, Case No.: PR-2022-001128
 Mailing Address:

*636 Old Cahaba Drive
 Helena AL 35080*

Property Address: 636 Old Cahaba Dr
Helena AL 35080

Grantee's Name: Kerry Stober Watson
 Mailing Address: 113 Lake View Circle
Riverside, AL 35135

Date of Sale:
 Total Purchase Price
 Or
 Actual Value
 Or
 Assessor's Market \$:

\$23,220

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
☐ Sales Contract

☐ Appraisal
☒ 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 12-20-23

Unattested

[Signature]
 (verified by)

Sign

[Signature: Ken S. Watson]

(Grantor/Grantee/ Owner/Agent) circle one