

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged. JOHN W. WATSON AND MAYE M. WATSON, HUSBAND AND WIFE, the undersigned Grantor, do grant, bargain, sell and convey my interest to MAYE M. WATSON in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 244 ACCORDING TO THE SURVEY OF SAVANNAH POINT SECTOR 2, PHASE 1 AS RECORDED IN MAP BOOK 25 PAGE 115 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject the outstanding mortgage, existing covenants and restrictions, easements, building lines and limitations of record.

REMAINS THE HOMESTEAD OF THE GRANTOR.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of

said real property, and that it is free from all encumbrances; 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 the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

12/13/2023

John W. Watson
JOHN W. WATSON

Maye M. Watson
MAYE M. WATSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JOHN W. WATSON AND MAYE M. WATSON, HUSBAND AND WIFE, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

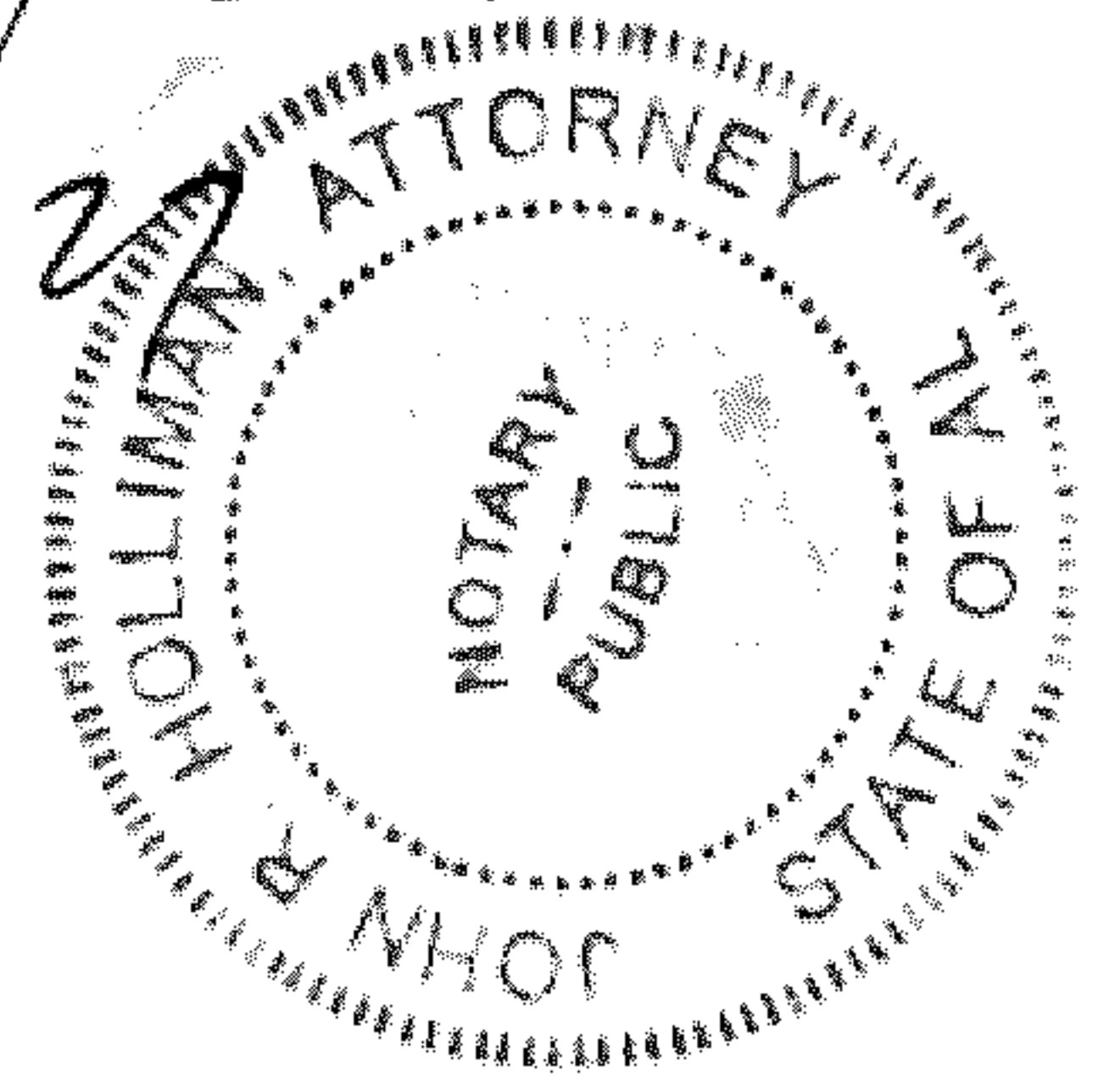
Given under my hand and official seal, this

12/13/2023
[Signature]
Notary Public

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
MAYE M. WATSON
959 MCCALLISTER DRIVE
CALERA, AL 35040

SOURCE of Title:
2000-42529



This instrument was prepared by:
 Clayton T. Sweeney, Attorney
 2700 Highway 280 East, Suite 290E
 Birmingham, AL 35223

Send Tax Notice To
 John W. Watson and Maye M. Watson
 959 McAllister Drive
 Calera, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Ten Thousand Five Hundred Fifty and 00/100 (\$110,550.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **H.P.H. Properties, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **John W. Watson and Maye M. Watson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 244, according to the Survey of Savannah Pointe Sector II Phase I, as recorded in Map Book 25, Page 115, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 15th day of November, 2000.

H.P.H. Properties, Inc.


 Curtis Harper, Secretary

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Curtis Harper, whose name as Secretary of H.P.H. Properties, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2000.


 NOTARY PUBLIC
 My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst. # 2000-42529

12/11/2000-42529
 08:20 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 001 122.00

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name John W. Watson & Maye Watson
 Mailing Address 959 Mcallister Drive
 Calera, AL 35040

Grantee's Name Maye M. Watson
 Mailing Address 959 Mcallister Drive
 Calera, AL 35040

Property Address 959 Mcallister Drive
 Calera, AL 35040

Date of Sale 12-13-2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 219,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2023 10:50:27 AM
 \$250.50 JOANN
 20231222000367750

Allen S. Boyd

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 12-22-23

Print

Michael Bradford

Sign

Michael Bradford

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**