

Prepared by:
Hill Gosset Kemp & Watson PC
2603 Moody Parkway Suite 200
Moody, AL 35004
File No.: 2023-85

Send Tax Notice To:
Christian Moreno and Deja Mazybolton
636 Old Cahaba Drive
Helix AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of St. Clair

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND AND 00/100 Dollars (\$282,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Kerry Stober Watson, a married woman**(herein referred to as GRANTOR, whether one or more) do hereby grant, bargain, sell and convey unto **Christian Moreno and Deja Mazybolton, husband and wife**(herein referred to as GRANTEE, whether one or more) the following described real estate situated in **Shelby County, AL** to-wit:

Lot 227, according to the 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: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

NOTE:

\$267,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

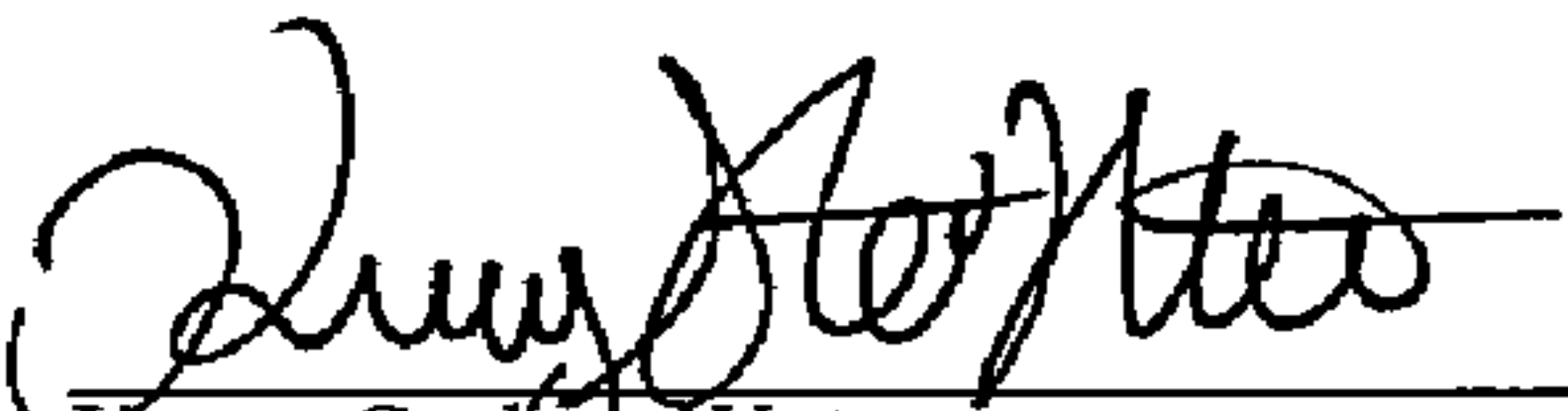
NOTE:

This property is NOT the homestead of the Grantor or her spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs, executors and assigns forever.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEE, its heirs, executors, and assigns forever, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

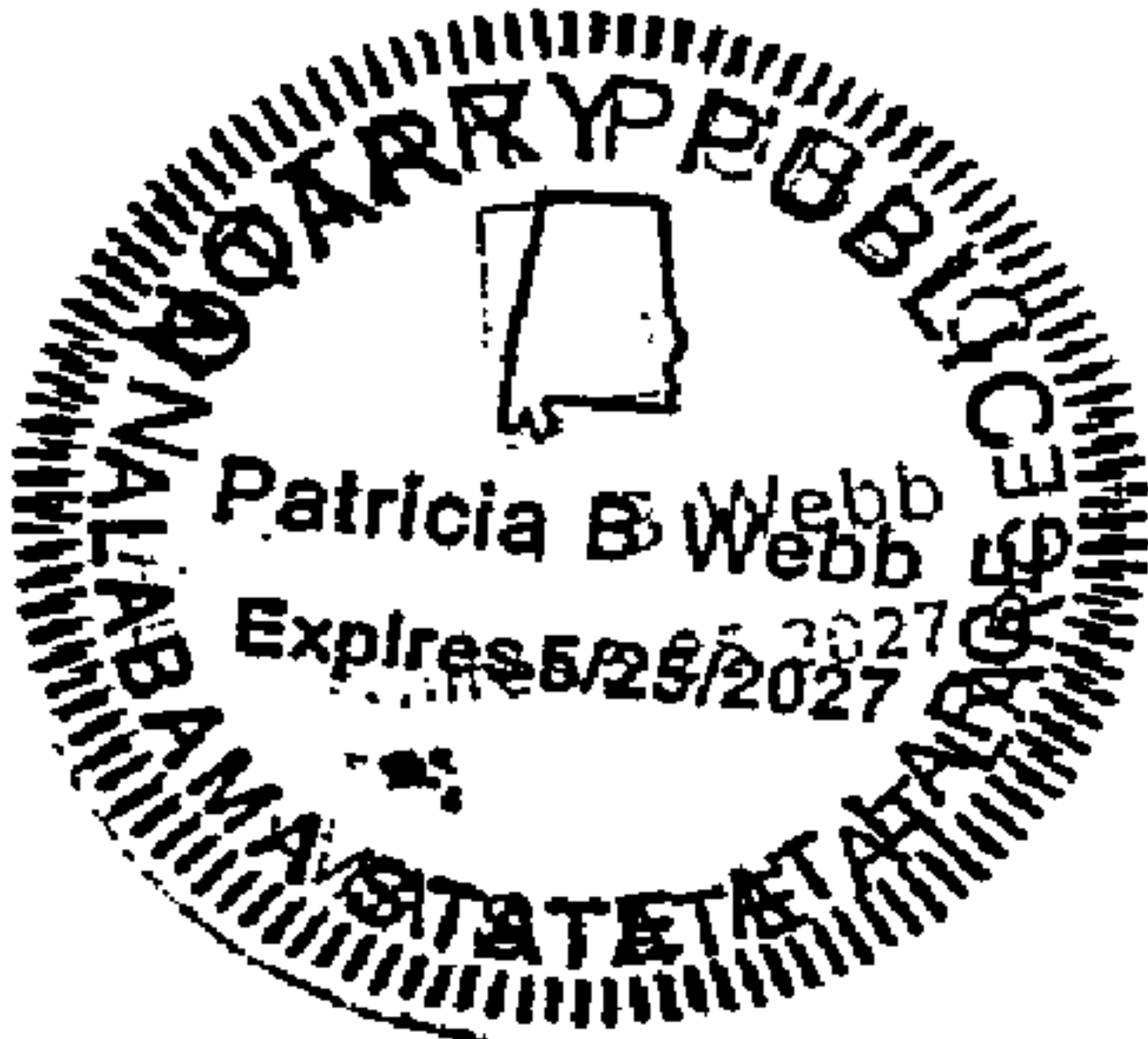
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 22nd day of December, 2023.


Kerry Stober Watson

State of Alabama
County of St. Clair

I, Patricia B Webb, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry Stober Watson, 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2023.



Patricia B Webb
Notary Public:

My Commission Expires: 5-25-2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2023 11:24:04 AM
 \$39.50 JOANN
 20231222000367890

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
 Mailing Address 636 Old Cahaba Drive
Helena, AL 35080
 Property Address 636 Old Cahaba Drive
Helena, AL 35080

Grantee's Name Christian Moreno and Deja Mazybolton
 Mailing Address 636 Old Cahaba Drive
Helena, AL 35080
 Date of Sale December 22, 2023
 Total Purchase Price \$282,000.00
 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
☒ 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 12-22-23 Print Kerry Stober Watson

☐ Unattested

Insl Weiss
 (verified by)

Sign

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