

Prepared by:  
Cynthia A. Martin  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2024-7498

Send Tax Notice To:  
Alan Watson and Jessica Watson  
2017 Highland Village Bend  
Birmingham, AL35242

**GENERAL WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of SEVEN HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$795,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, John August Wolsoncroft and Melissa Rick Wolsoncroft, husband and wife, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Alan Watson and Jessica Watson, husband and wife (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 7, according to the 2" Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D and E, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all'more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restriction for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

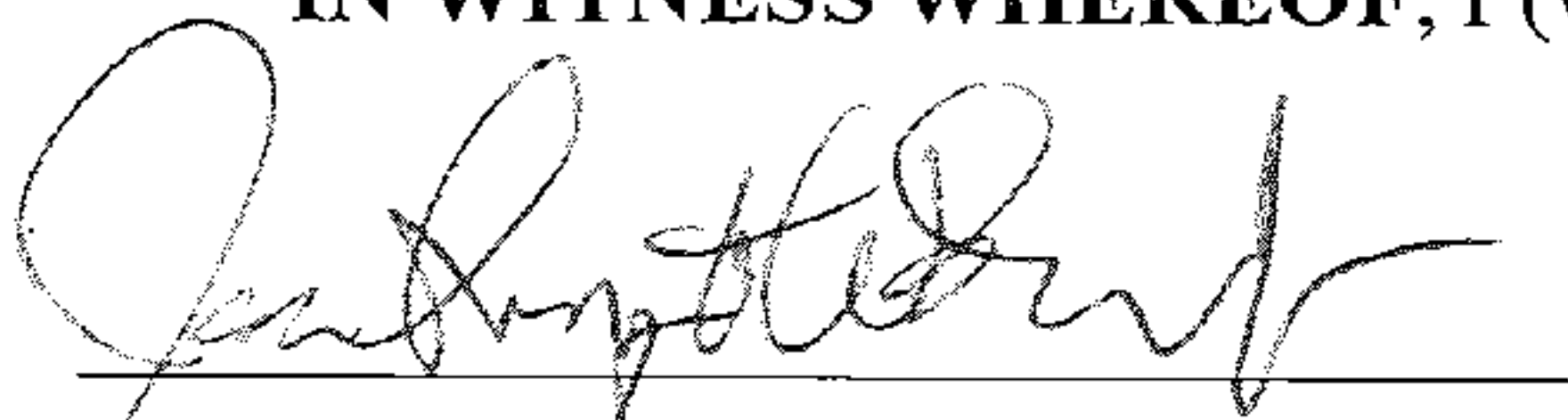
**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$400,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, 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 GRANTEES, 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), 27th day of September, 2024.



John August Wolsoncroft

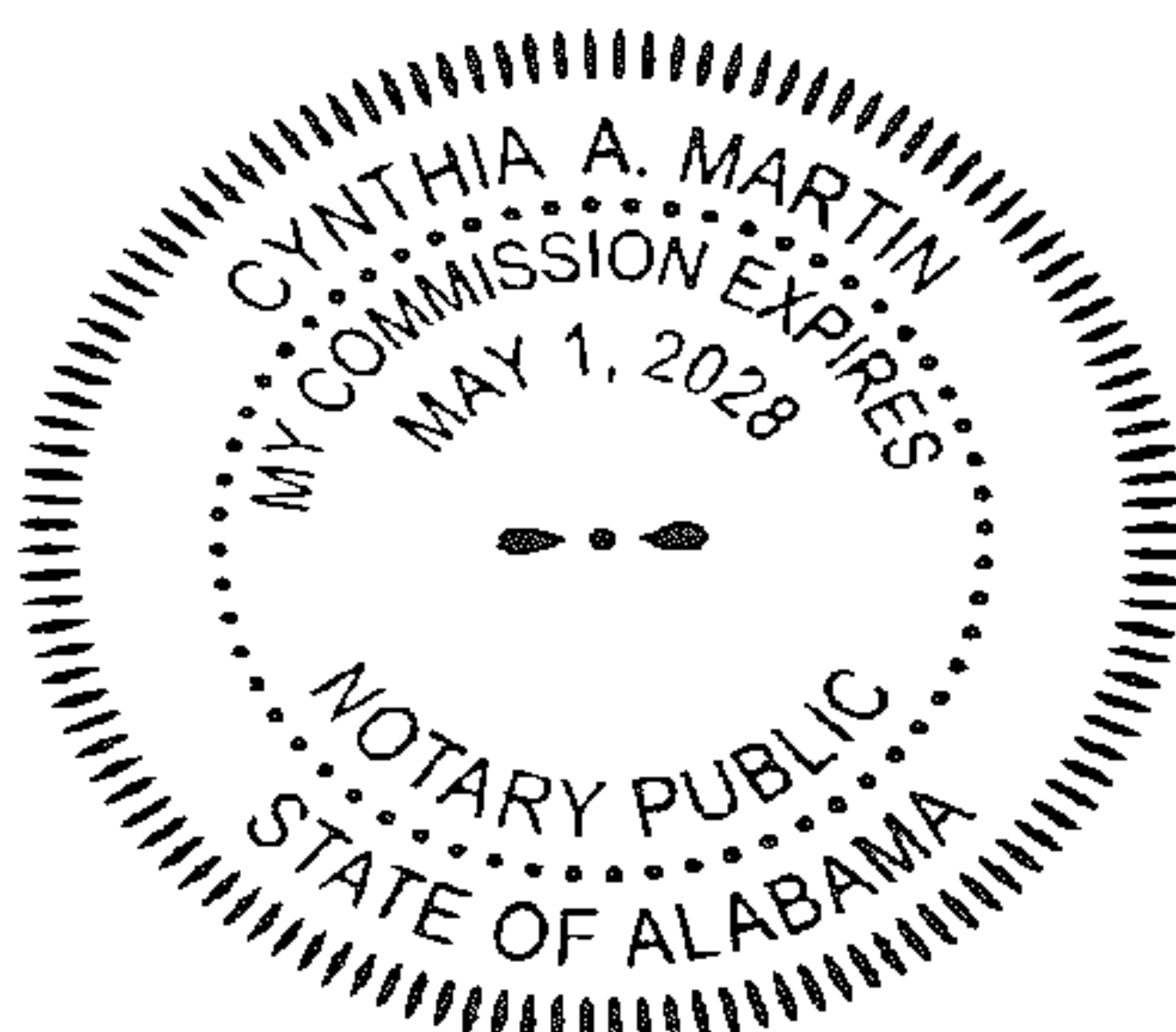



Melissa Rick Wolsoncroft

**State of Alabama**  
**County of Jefferson**

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that John August Wolsoncroft and Melissa Rick Wolsoncroft 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 the 27th day of September, 2024.



  
Notary Public: Cynthia A. Martin  
My Commission Expires: May 1, 2028

**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 August Wolsoncroft and Melissa Rick Wolsoncroft  
Mailing Address 2017 Highland Village Bend Birmingham, AL 35242

Grantee's Name Alan Watson and Jessica Watson  
Mailing Address 1045 South Hampton Place Birmingham, AL 35242

Property Address 2017 Highland Village Bend Birmingham, AL 35242

Date of Sale 9/12/2024  
Total Purchase Price \$795,000.00  
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  
 Closing Statement  
 Appraisal  
\_\_\_\_\_ Other:

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.

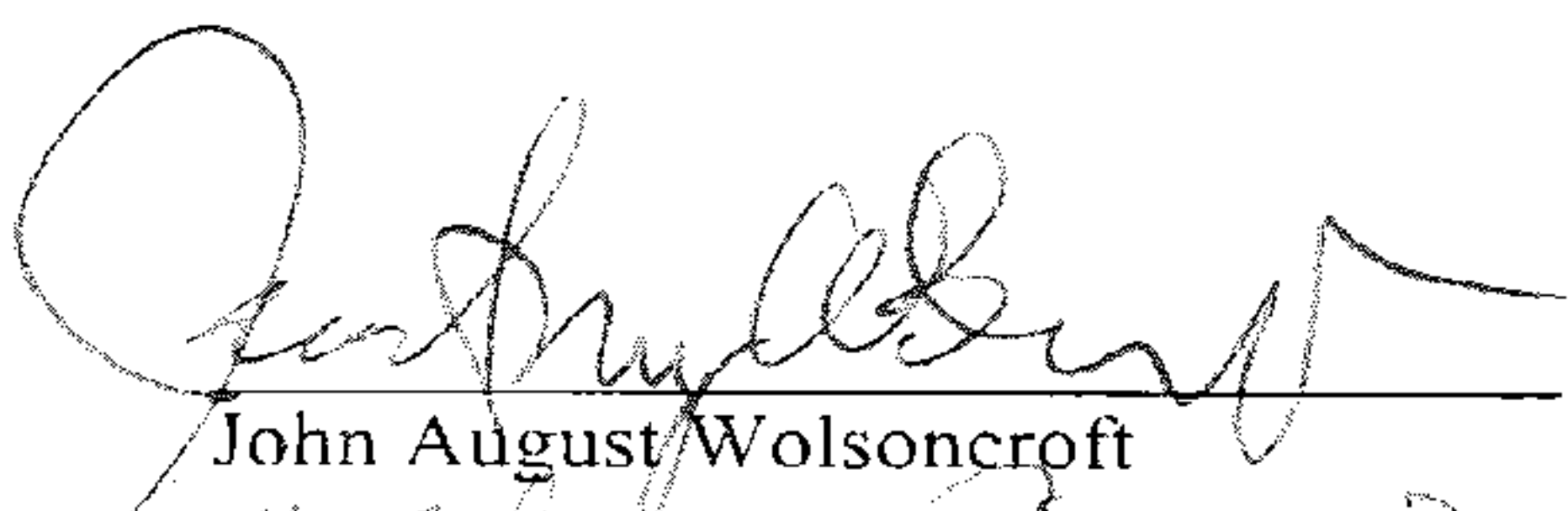
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

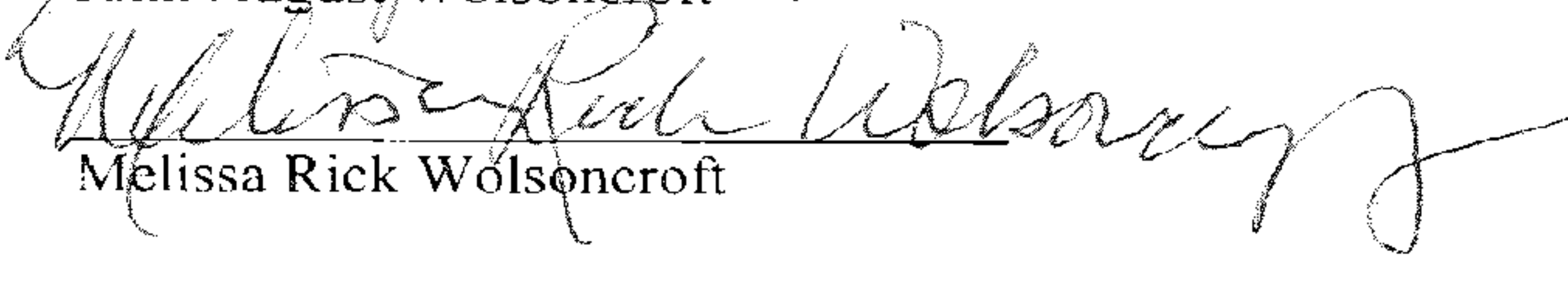
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

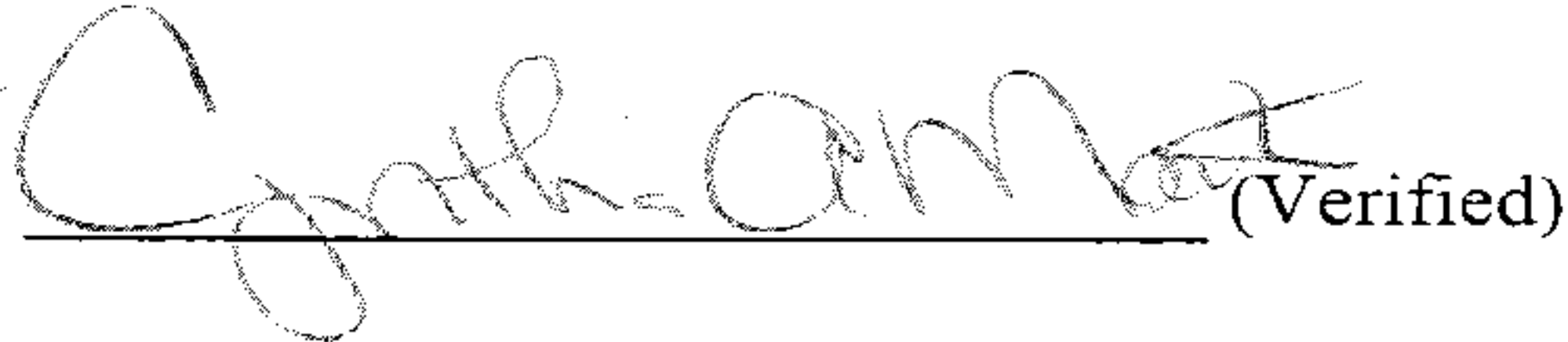
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: John August Wolsoncroft and Melissa Rick Wolsoncroft

Date: 27th day of September, 2024

  
John August Wolsoncroft

  
Melissa Rick Wolsoncroft

 (Verified)

**Form RT-1**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/01/2024 10:38:23 AM**  
**\$420.00 PAYGE**  
**20241001000306340**

