

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East,
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ricky E. Westbrook and
Deborah G. Westbrook
100 Langston Place
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Twenty Five Thousand and 00/100 (\$1,025,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **George Robert Watts, Lisha L. Watts Maxwell and Steven D. Watts, as Personal Representatives of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. PR-2024-001024; Steven D. Watts, as Trustee of the Steven D Watts Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No PR-2024-001024; Lisha L. Watts Maxwell, as Trustee of the Lisha L. Watts Maxwell Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. PR-2024-001024; George Robert Watts, as Trustee of the George Robert Watts Testamentary Trust created in The Last Will and Testament of the Estate Kathryn S. Watts, deceased, Shelby County Probate Case No PR-2024-001024,** (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, **Ricky E. Westbrook and Deborah G. Westbrook** (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 106, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
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; that GRANTOR has a good right to sell and convey the said Real Estate; 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.



20241220000388990 2/8 \$1076.00
Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set her hand and seal this the 13th day of December, 2024.

Estate of Kathryn S. Watts, deceased, Shelby
County Probate Case No. PR-2024-001024

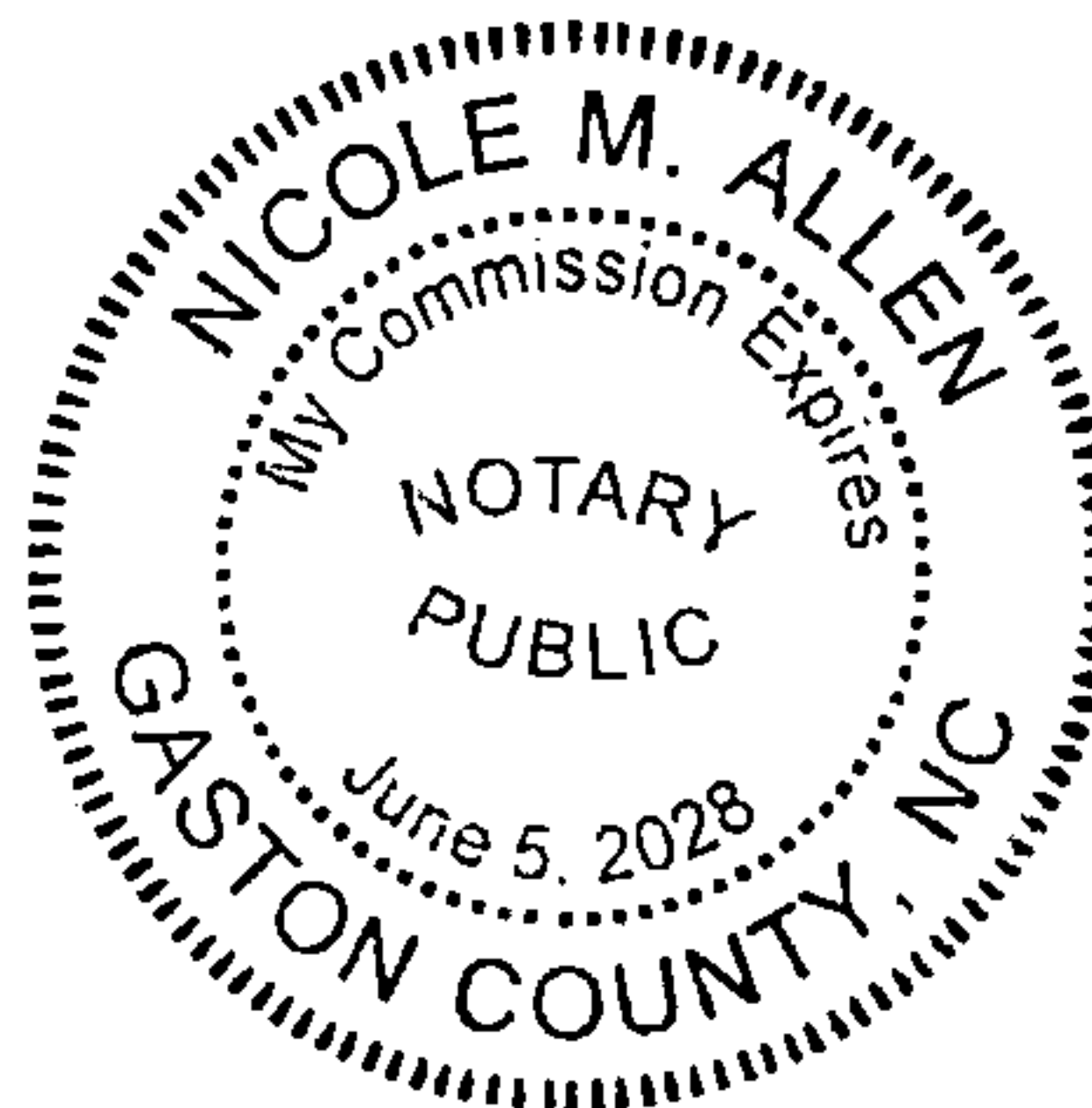
By: Lisha L. Watts Maxwell
Lisha L. Watts Maxwell
as Personal Representative

STATE OF NORTH CAROLINA)
Gaston COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisha L. Watts Maxwell, whose name as Personal Representative of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. 2024-001024 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, she as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of December, 2024.

Nicole M. Allen
NOTARY PUBLIC
My Commission Expires: 06/05/28



IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Trustee hereunto set her hand and seal this the 13th day of December, 2024.

Lisha L. Watts Maxwell, as Trustee of the Lisha L. Watts Maxwell Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. PR-2024-001024

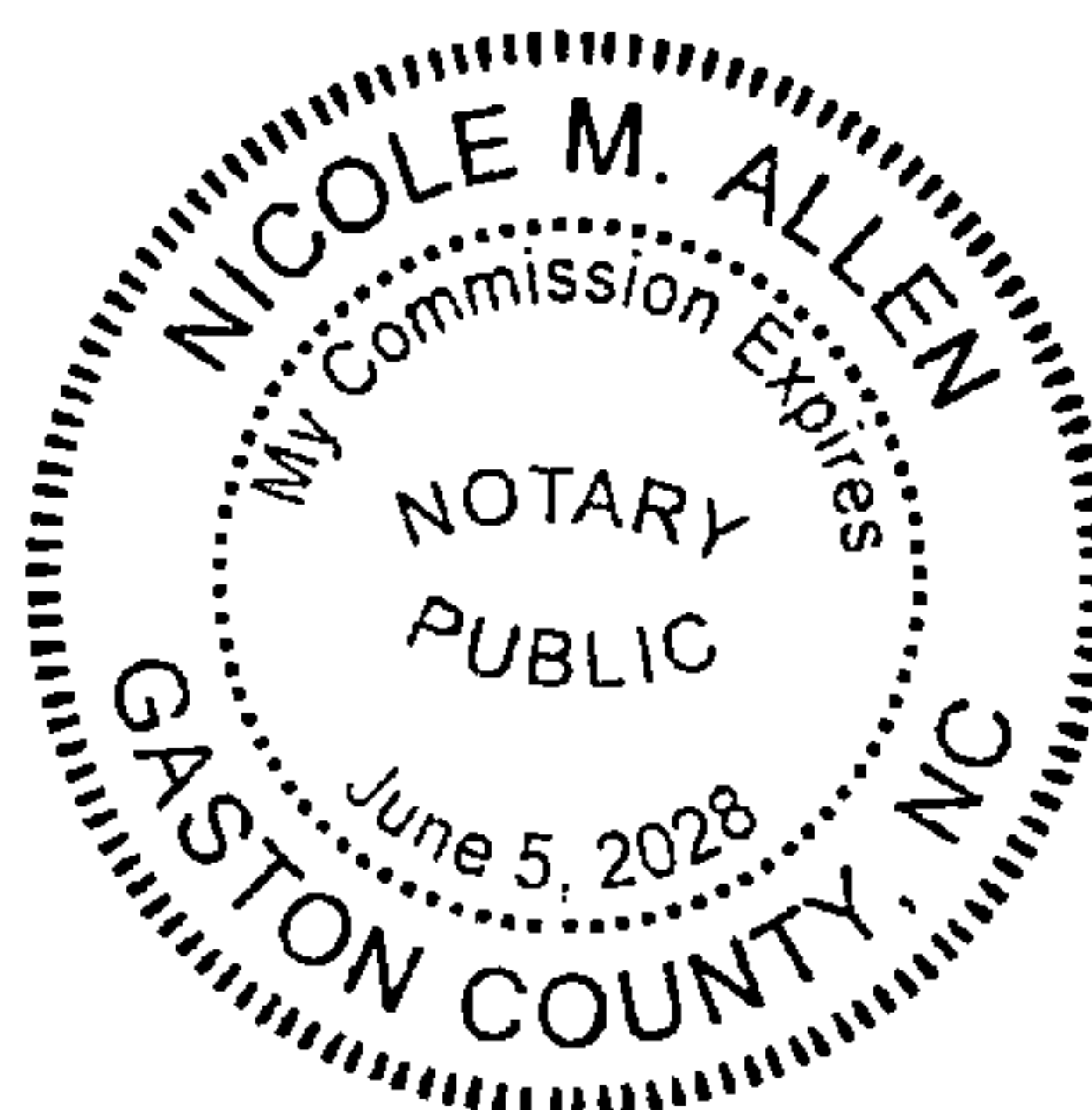
By: Lisha L. Watts Maxwell
Lisha L. Watts Maxwell
as Trustee

STATE OF NORTH CAROLINA)
 :
Gaston COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisha L. Watts Maxwell, whose name as Trustee of the Lisha L. Watts Maxwell Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. 2024-001024 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, she as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of December, 2024.

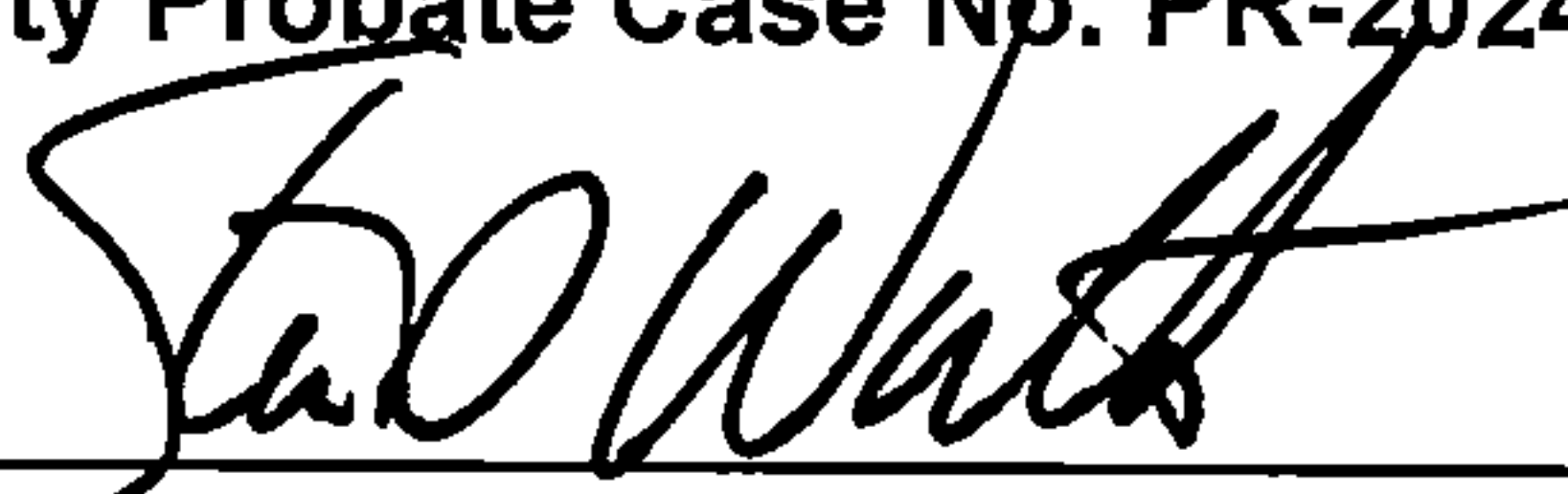
Nicole M. Allen
NOTARY PUBLIC
My Commission Expires: 06/05/28



20241220000388990 3/8 \$1076.00
Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set her hand and seal this the 16th day of December, 2024.

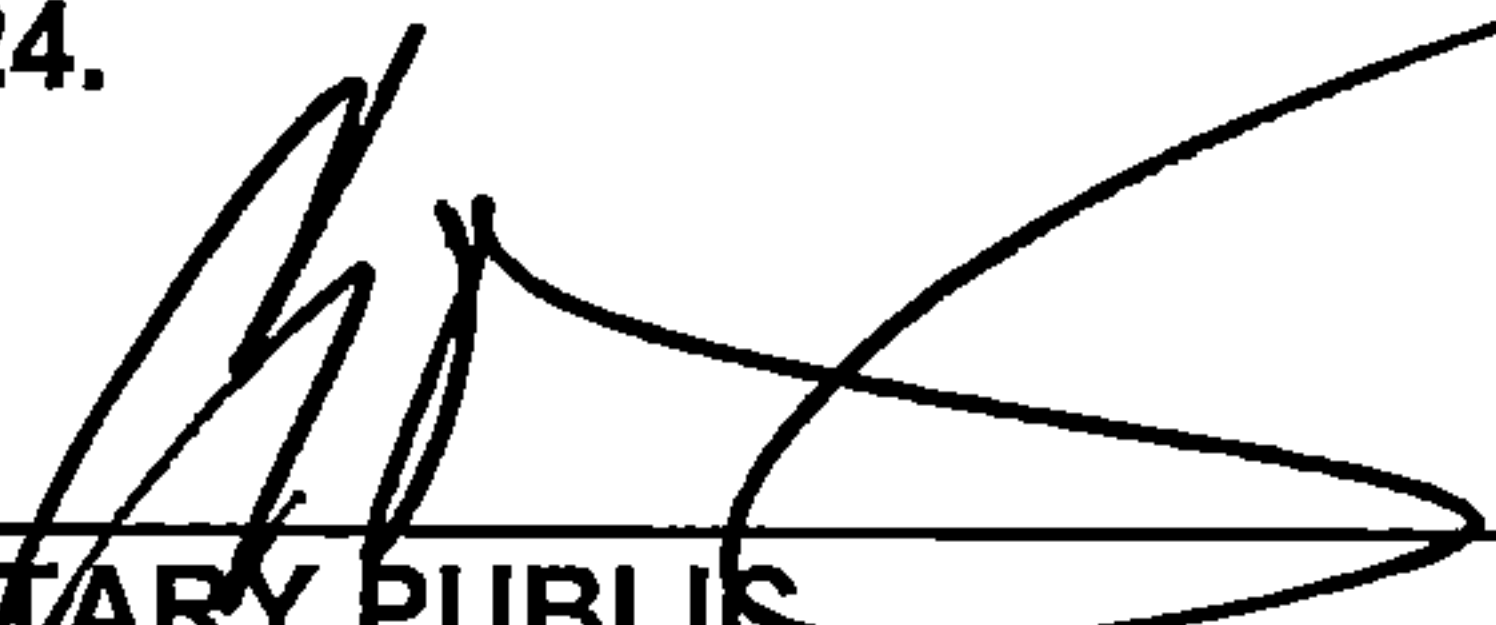
Estate of Kathryn S. Watts, deceased, Shelby
County Probate Case No. PR-2024-001024

By: 
Steven D. Watts
as Personal Representative


STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven D. Watts whose name as Personal Representative of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. 2024-001024 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 Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2024.


NOTARY PUBLIC
My Commission Expires: 06-02-2027




20241220000388990 4/8 \$1076.00
Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set her hand and seal this the **16th** day of **December, 2024**.

**Estate of Kathryn S. Watts, deceased, Shelby
County Probate Case No. PR-2024-001024**

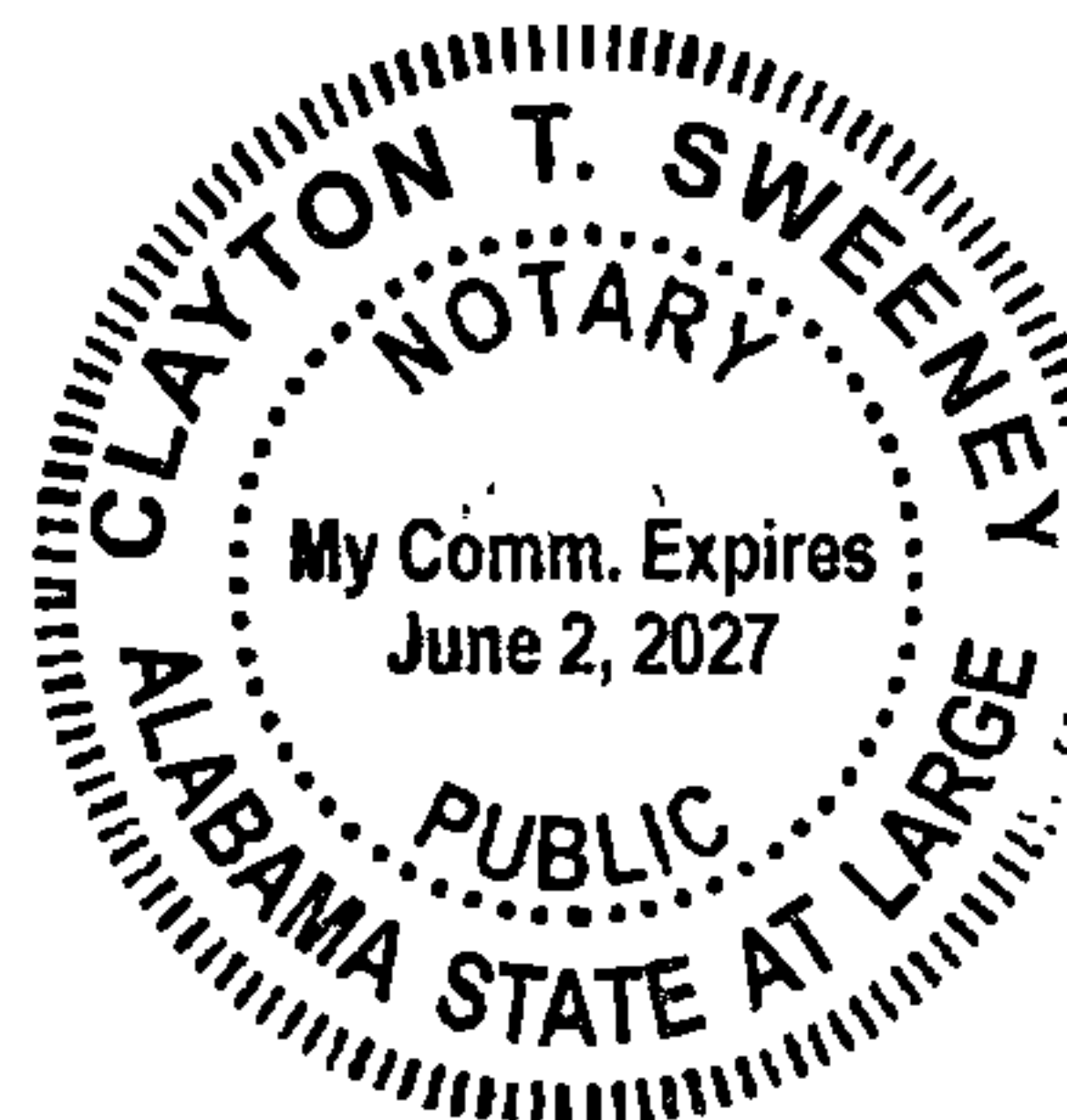
By: George Robert Watts
George Robert Watts
as Personal Representative


STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

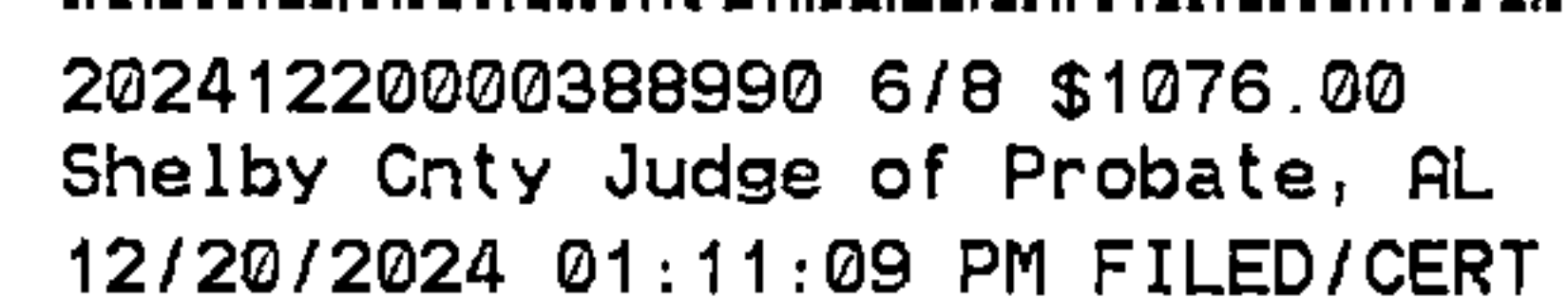
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George Robert Watts whose name as Personal Representative of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. 2024-001024 is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2024.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2027




20241220000388990 5/8 \$1076.00
Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT



Steven D. Watts, as Trustee of the Steven D. Watts Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. PR-2024-001024.

By: Steven D. Watts
Steven D. Watts
as Trustee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven D. Watts, whose name as Trustee of the Steven D. Watts Testamentary Trust created in the Last Will and Testament of the Estate of Kathryn S. Watts, deceased, Shelby County Probate Case No. 2024-001024 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 Trustee and with full authority, signed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2024.

NOTARY PUBLIC
My Commission Expires: 06-02-2027



20241220000388990 7/8 \$1076.00
Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Kathryn W. Watts,
deceased, Shelby County Probate
Case No.PR-2024-001024

Grantee's Name Ricky E. Westbrook and
Deborah G. Westbrook

Mailing Address 1010 Garden Rose Court
Matthews, NC 35242

Mailing Address 100 Langston Place
Birmingham, AL 35242

Property Address 100 Langston Place
Birmingham, AL 35242

Date of Sale December 16, 2024

Total Purchase Price \$ 1,025,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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Shelby Cnty Judge of Probate, AL
12/20/2024 01:11:09 PM FILED/CERT

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/ Assessor's Appraised Value

☐ Other – property tax redemption

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

Print: Clayton T. Sweeney, Attorney at Law

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one