



20250515000148220 1/4 \$63.00  
Shelby Cnty Judge of Probate, AL  
05/15/2025 11:39:12 AM FILED/GERT

PREPARED WITHOUT BENEFIT OF SURVEY  
TITLE NOT EXAMINED  
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by  
Joel C. Watson, Attorney at Law  
1240 1<sup>st</sup> Street N Suite 102  
Alabaster, Alabama 35007

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QUITCLAIM DEED

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STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of One Dollars including love and affection to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JANICE E. WATSON, A MARRIED WOMAN

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

JOEL L. WATSON and undivided Ten per cent(10%) interest therein

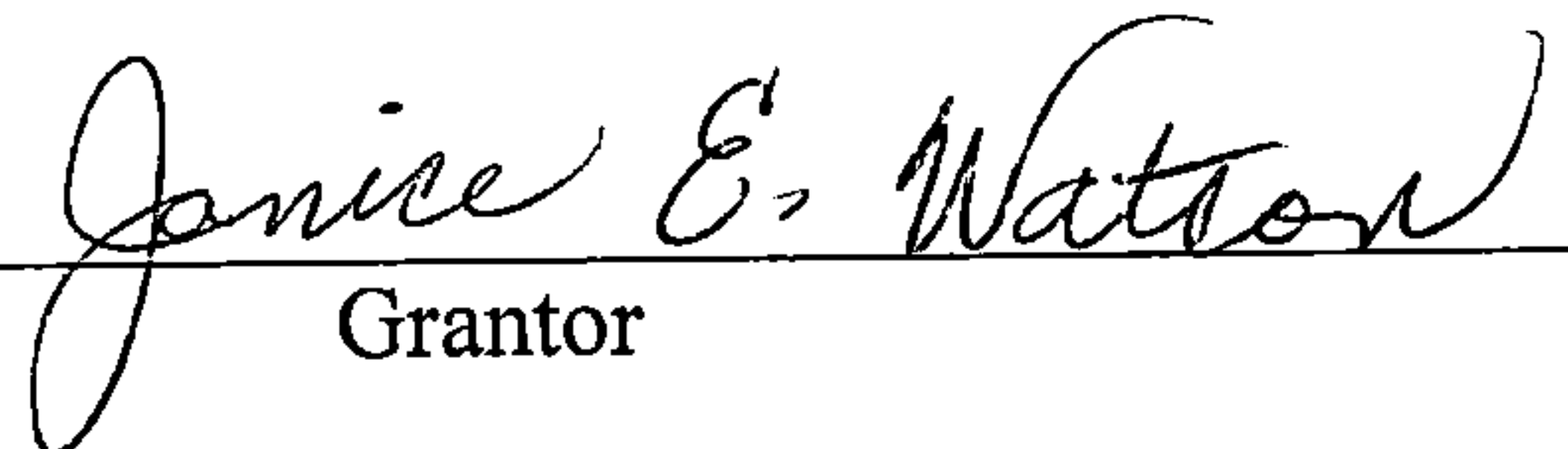
(herein referred to as Grantee\Grantees) the following described real estate, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION  
This is not the homestead of the grantor

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this 14th day of May, 2025.


WITNESS:

  
\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

Shelby County, AL 05/15/2025  
State of Alabama  
Deed Tax: \$32.00


STATE OF ALABAMA)  
SHELBY COUNTY )

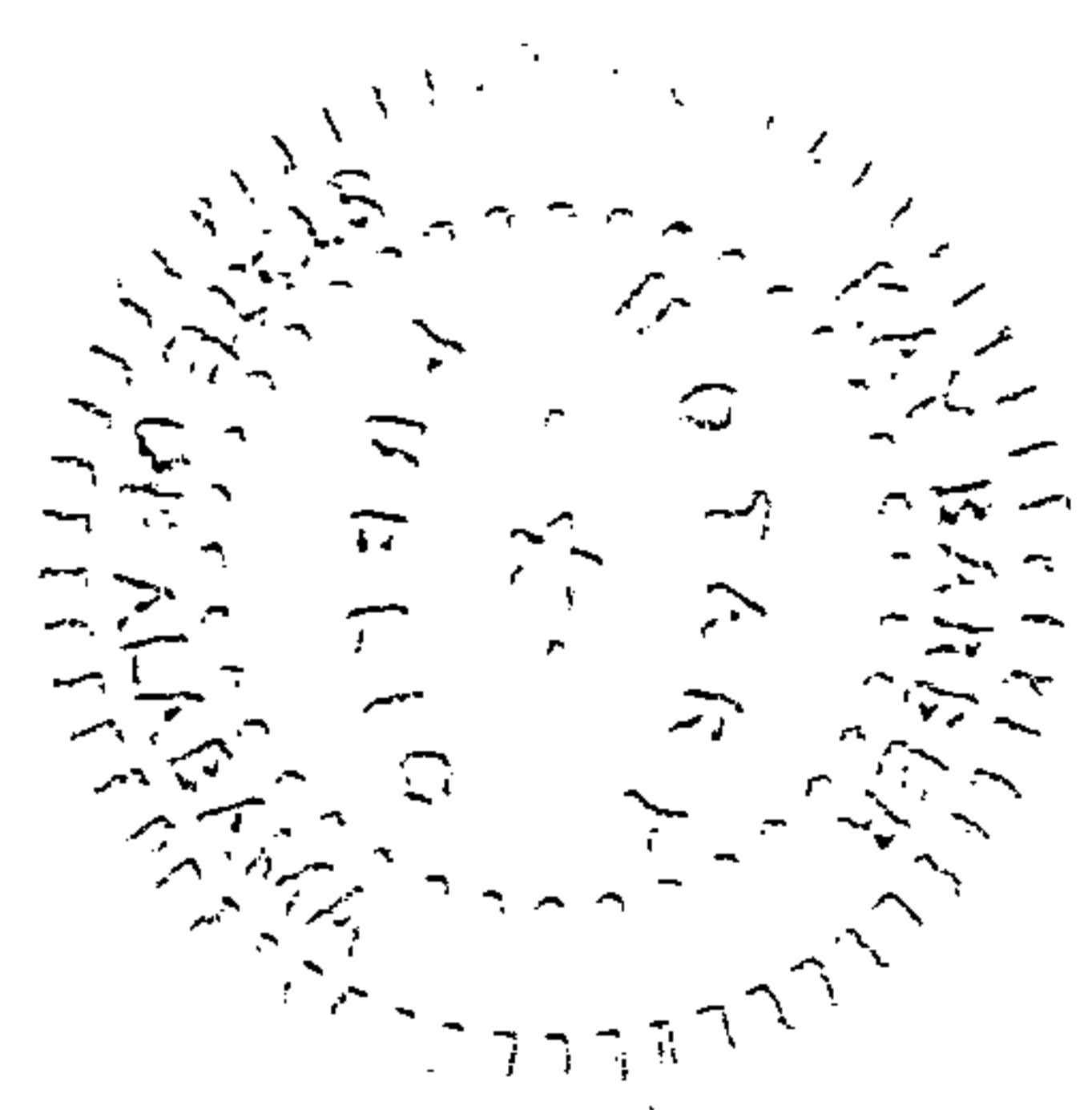
  
20250515000148220 2/4 \$63.00  
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GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANICE E. WATSON, A Single Woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day , that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>TH</sup> day of MAY 2025.

  
NOTARY PUBLIC  
My Commission Expires: 11/28/27



# Exhibit A



20250515000148220 3/4 \$63.00  
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LOT 31, IN BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF GROSS' ADDITION TO ALTADENA SOUTH, 2ND PHASE, 1ST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY, COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA. GRANTEE FURTHER HEREIN ASSUMES THAT CERTAIN MORTGAGE TO FIRST NATIONAL BANK OF SHELBY COUNTY AS RECORDED IN INST. #1998-40220 AND AMENDED IN INST. #1999-19455 AND AMENDED IN 1999 INST#1999- 23688 AND AMENDED IN INST#1999-35166.

Subject to Easements, Restrictions and Rights of Way of Record.



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### Real Estate Sales Validation Form

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

Grantor's Name Janice Watson  
Mailing Address 3521 Atwillner Drive  
Hoover, AL 35226

Grantee's Name Joel L. Watson  
Mailing Address 5027 Mountain View Pkwy  
B'ham AL 35244

Property Address 5027 Mountain View Pkwy  
B'ham, AL 35244

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 319,900.00

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 1/10 = \$31,990.00

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 5/15/25

Print Joel L Watson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one