

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John Walter Watson
13916 Highway 43
Vandiver AL 35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY NINE THOUSAND DOLLARS NO/00 DOLLARS (\$49,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***John Walter Watson, a married man, (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***John Walter Watson and Shelia Diane Watson, as joint tenants with right of survivorship (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

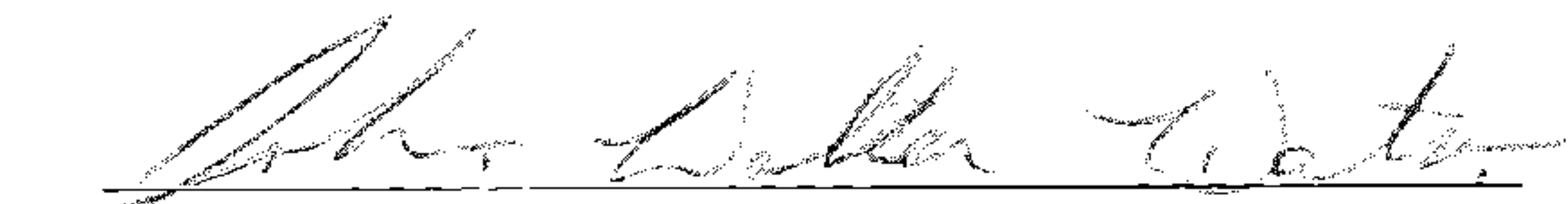
- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2025.
 - 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving heir at law of John William Watson, having died May 13, 2025 and Virginia Ruth Watson, having died July 1, 2025.
No part of the homestead of the Grantor herein or spouse.

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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October 2025.


John Walter Watson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **John Walter Watson**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October 2025.


Notary Public
My Commission Expires: 8/19/28

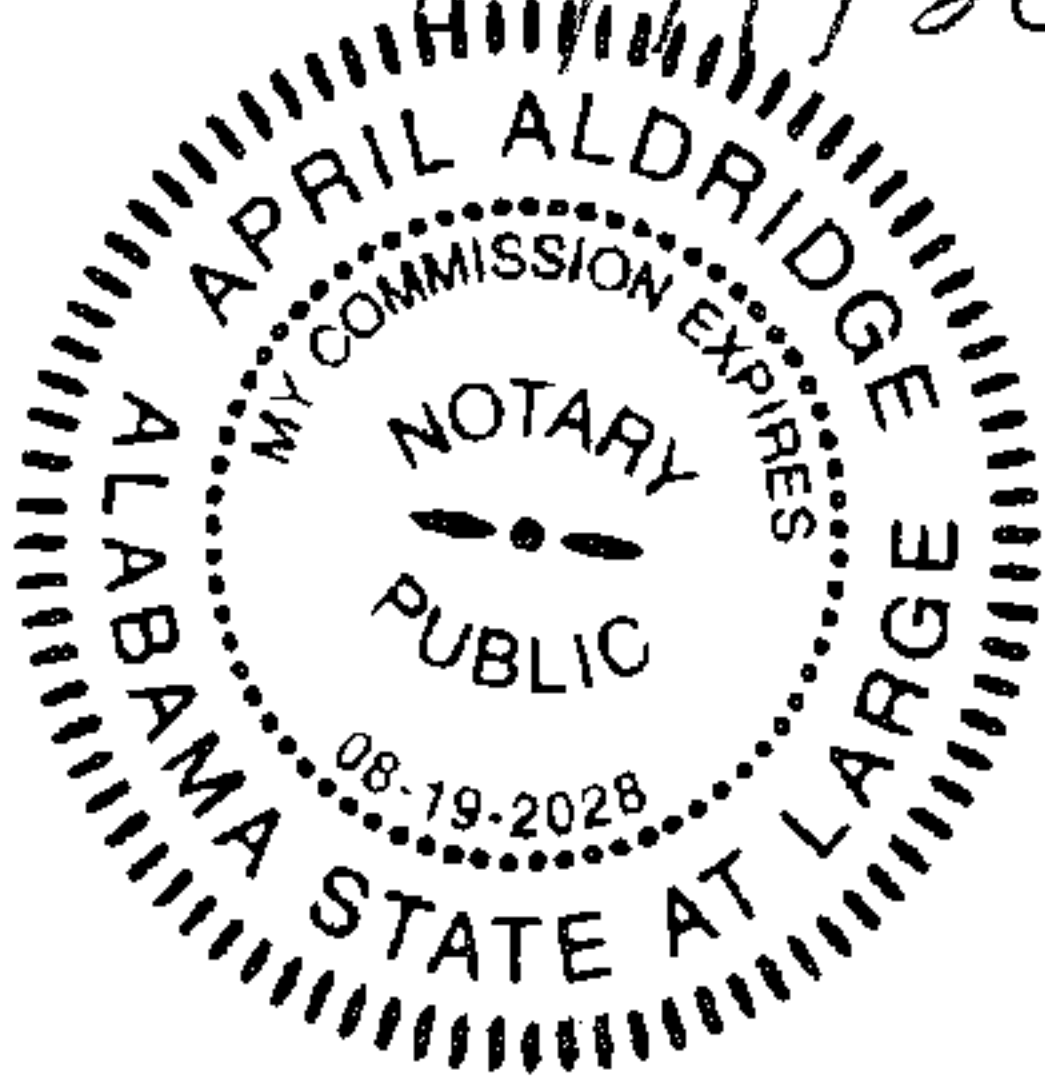


EXHIBIT A - LEGAL DESCRIPTIONParcel 1

Beginning at the Southeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 18, Range 1 East run North 350 feet to the starting point of the following described tract of land: Thence North along Section line 462 feet to the intersection of Shelby County Highway Number _____ Right-of-Way; thence in a southwesterly direction along said Highway Right-of-Way 350 feet; thence South 300 feet; thence East 300 feet to the point of beginning, containing 2.84 acres. more or less.

Parcel 2

The Southeast Quarter of the Northeast Quarter of Section 12, Township 18 South, Range 1 East, excepting and reserving therefrom:

1. A tract of land fronting 315 feet on the North right-of-way line of South County Highway No. 43 and extending back 210 feet along the East line of said Southeast Quarter of Northeast Quarter as particularly described in deed to Aderhold recorded in the Probate Office of Shelby County, Alabama in Deed Book 245 at Page 812.

2. A parcel fronting 350 feet on the South right-of-way line of Shelby County Highway No. 43 extending back along the East line of said Southeast Quarter of Northeast Quarter 462 feet, heretofore conveyed to John W. and Virginia W. Watson by deed recorded in said Probate Office in Deed Book 233 at Page 754.

3. 5 acres fronting 409.15 feet on the North right-of-way line of Shelby County Highway No. 43 and extending back along the West line of said Southeast Quarter of Northeast Quarter 662.46 feet, this day conveyed by me to Edna W. and Jerry Ball.

Parcel 3

E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 18 South, Range 1 East lying North of Old Deer Creek Road in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2025 08:26:20 AM
 \$77.00 JOANN
 20251017000319550

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 John Walter Watson Grantee's Name John Walter Watson
 Mailing Address 13916 Hwy 43 Mailing Address 13916 Hwy 43
Vandiver AL Vandiver AL
35176 35176

Property Address Hwy 43 Date of Sale 10-15-25
Vandiver Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 49,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax value
☐ 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 _____

Print JOHN WATSON

Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1