

*Homestead*

Send Tax Notice to:  
George E. Watts, Jr.  
Kathryn S. Watts  
1180 Greystone Crest  
Birmingham, AL 35242

This Instrument Prepared By:  
Harold H. Goings  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

Inst # 1999-32913

08/05/1999-32913  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 611.50

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Million Two Hundred Ninety Eight Thousand 00/100 DOLLARS (\$1,298,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **Kimbrell Homes, Inc.** (herein referred to as Grantor), does grant, bargain, sell and convey unto **George E. Watts, Jr.** and **Kathryn S. Watts** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of the Amended Map of The Crest at Greystone as recorded in Map Book 18, Page 17 A, B, C :& D in the Probte Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. 1999 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

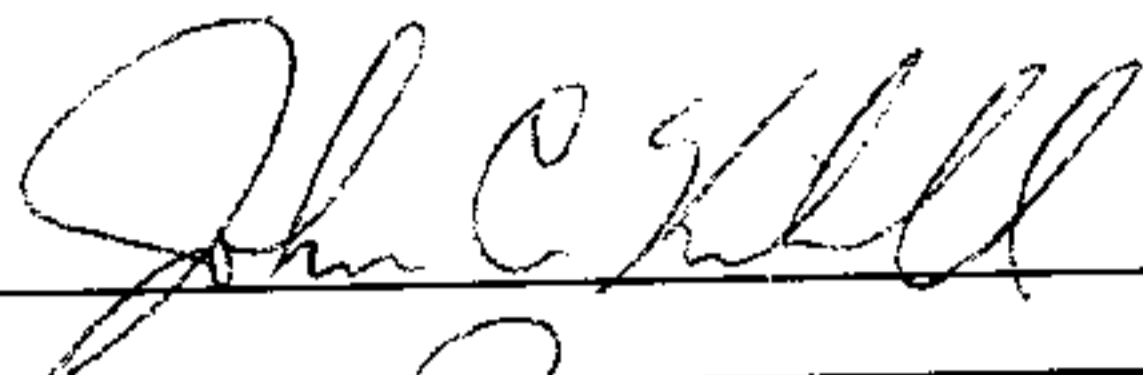
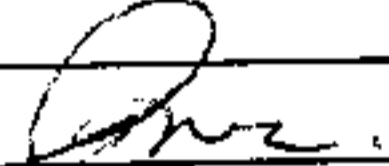
\$700,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 the undersigned does for itself and for its successors, and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its  
hand and seal this the 30th day of July, 1999.

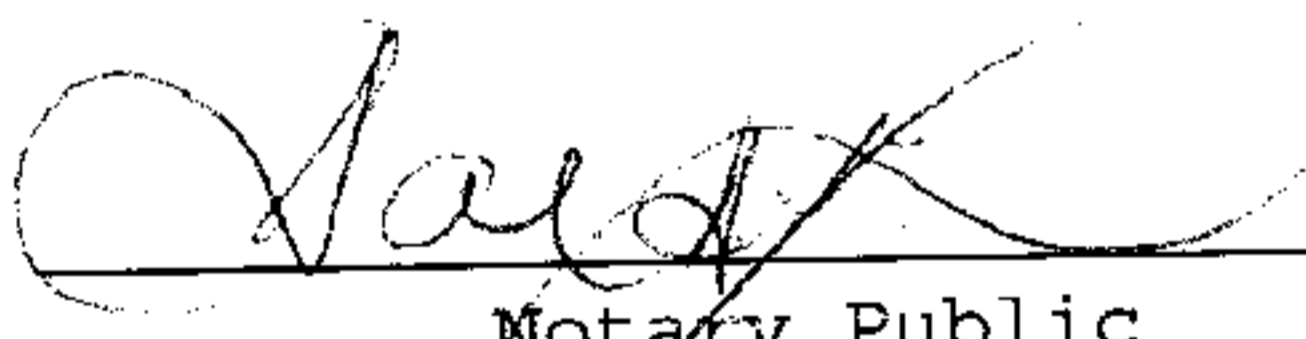
KIMBRELL HOMES, INC.

BY:   
Its: 

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County,  
in said State, hereby certify that John C. Kimbrell,  
whose name as PRESIDENT of KIMBRELL HOMES, INC. 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 as such officer and with full  
authority, executed the same voluntarily and as the act of said  
corporation.

Given under my hand and official seal this 30th day of  
July, 1999.

  
Notary Public  
My Commission Expires: 8/19/99

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