

This Instrument, Was Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

Inst # 2000-05870

02/24/2000-05870

12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
682 MS

\$212,100.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Rex Watwood dba Watwood Construction, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Samuel D. Curtis and Susan Owens Curtis, husband and wife, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 16 according to the Survey of Chestnut Forest recorded in Map Book 22, Page 98, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$140,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 124 Chestnut Forest Circle  
Helena, Al. 35080

Susan Owens Curtis is one and the same person as Susan O. Curtis.  
Samuel D. Curtis is one and the same as Samuel D. Curtis, III.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs 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, I has hereunto set my hand and seal on this the 18<sup>TH</sup> day of FEBRUARY, 2000.

  
Rex Watwood, Owner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rex Watwood dba Watwood Construction, 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 the 18<sup>TH</sup> day of FEBRUARY, 2000.

  
Notary Public

My Commission Expires:

Inst # 2000-05870

02/24/2000-05870  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 83.50