

PREPARED BY: SUNNY HENDERSON - Trimmer Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: CLIFTON J. HARTIN AND CINDY L. HARTIN 279 WARWICK LANE, ALABASTER, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$118,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **KENNETH EDWARD WATSON AND WIFE, MARTHA BRAHAN WATSON, BY: DONNA SINCLAIR, ATTORNEY IN FACT** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **CLIFTON J. HARTIN AND WIFE, CINDY L. HARTIN** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 201, ACCORDING TO THE AMENDED MAP OF PHASE II, WEATHERLY, WARWICK VILLAGE - SECTOR 17, AS RECORDED IN MAP BOOK 22, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1997-23605.
- (5) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 22, Page 67.
- (6) Subject to 25 foot rear setback line.
- (7) Subject to 10 foot access and utility easement for real line.
- (8) Subject to Easement and Buffer on North side of said lot and 7.5 foot utility easement across the east side of said lot as shown on recorded map.
- (9) Subject to Grant of easement as recorded in Instrument No. 1995-6002 in Probate Office.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on MARCH 17, 2000

Donna Sinclair attorney in fact
KENNETH EDWARD WATSON
 BY: DONNA SINCLAIR, ATTORNEY IN FACT

Donna Sinclair attorney in fact
MARTHA BRAHAN WATSON
 BY: DONNA SINCLAIR, ATTORNEY IN FACT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **KENNETH EDWARD WATSON AND WIFE, MARTHA BRAHAN WATSON, BY: DONNA SINCLAIR, ATTORNEY IN FACT**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date

Given under my hand and official seal on MARCH 17, 2000.

[Signature]
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BUNDLED WITH NOTARY PUBLIC UNDERWRITERS

03/21/2000-08840
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NMS 126.50

Inst • 2000-08840