

Send tax notice to:
ROBERT M. WATSON
HEATHER P. WATSON
220 BRENTWOOD DRIVE
ALABASTER, ALABAMA 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of ONE HUNDRED FORTY ONE THOUSAND AND NO Dollars (\$141,000.00) in hand paid to the undersigned, WILLIAM BRIAN BAKER AND SPOUSE, CHRISTINE MARIE BAKER (hereinafter referred to as "Grantors") by ROBERT M. WATSON AND HEATHER P. WATSON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 123, ACCORDING TO THE SURVEY OF WEATHERLY, BRENTWOOD, SECTOR 15, PHASE TWO, AS RECORDED IN MAP BOOK 20, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2002 AND THEREAFTER.

BUILDING SETBACK LINES AS SHOWN BY RECORDED MAP.

COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INST. #1995-9414.

TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIK AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCIES OF SUCH RIGHTS AS RECORDED IN INST.#1995-10589.

COVENANTS AND AGREEMENTS FOR WATER SERVICE AND TAP FEES AS RECORDED IN INST. #1995-6003.

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED IN INST. #1995-6002.

NON-EXCLUSIVE PREPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN INST. #1993-37546 AND ASSIGNED IN INST. #1995-5992.

CHRISTINE MARIE BAKER IS THE SAME PERSON AS CHRISTINE MARIE MARTIN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Inst # 2002-08671

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SHELBY COUNTY JUDGE OF PROBATE
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The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), WILLIAM BRIAN BAKER AND SPOUSE, CHRISTINE MARIE BAKER have hereunto set their signature(s) and seal(s) on this the 15TH day of FEBRUARY, 2002.


WILLIAM BRIAN BAKER



CHRISTINE MARIE BAKER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM BRIAN BAKER AND CHRISTINE MARIE BAKER, whose name(s) are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15TH day of FEBRUARY, 2002.

[NOTARIAL SEAL]


Notary Public
Print Name:
Commission Expires: 1-3-04

Inst # 2002-08671

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