

Document Prepared By:  
**Todd H. Barksdale, P. C.**  
1707 29th Court South  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Jessica Watkins**  
8004 Rockhampton Circle  
Helena, AL 35080

**GENERAL WARRANTY DEED-Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA        }  
COUNTY OF Shelby }

THAT IN CONSIDERATION OF **One Hundred Thirty-Eight Thousand and no/100 Dollars (\$138,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

**Monica Schroeder and her spouse Andrew Schroeder**

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

**Tommy Watkins and Jessica Watkins**

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

**Lot 416, according to the Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23, Page 39, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.


**\$135,867.00** of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 31st day of January, 2003.

GRANTOR(S)

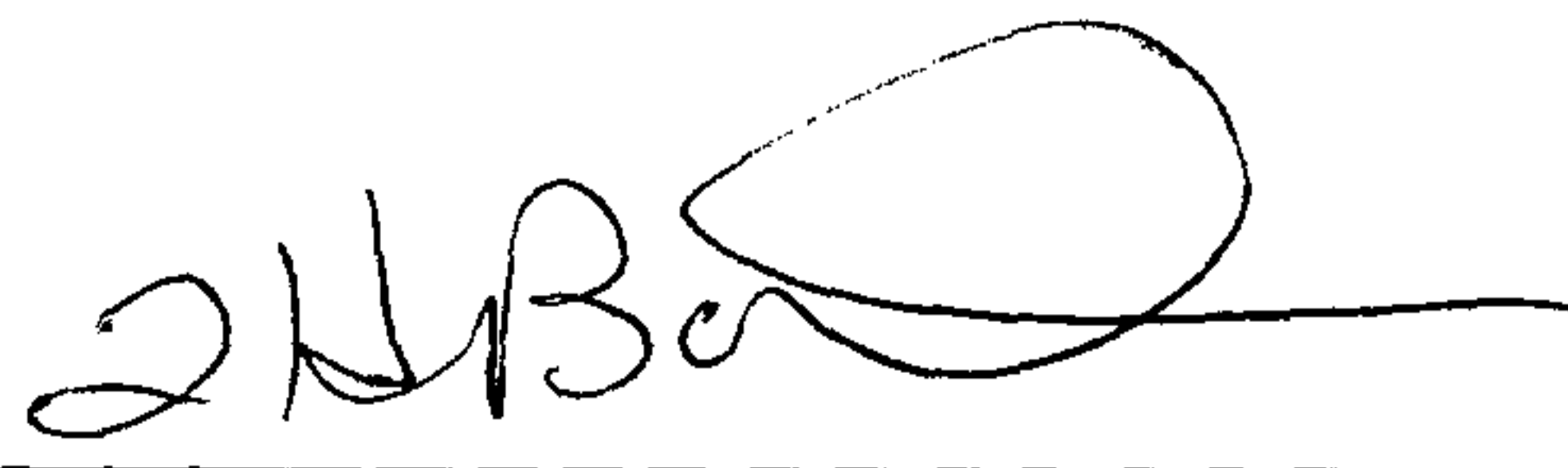
 (SEAL)  
**Monica Schroeder**

 (SEAL)  
**Andrew Schroeder**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby verify that **Monica Schroeder and Andrew Schroeder** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 31st day of January, 2003.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 02/20/05