

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Derrick A. Watson and Karen A. Watson
1680 Fulton Springs Road
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred ten thousand and no/100 (\$110,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Laura P. Muchowski f/k/a Laura M. Pappas, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Derrick A. Watson and Karen A. Watson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

Laura M. Pappas and Laura P. Muchowski are one and the same person.

Laura P. Muchowski is the surviving grantee of that certain deed recorded in Deed Book 118, Page 493, in the Probate Office of Shelby County, Alabama, the other grantee Edward H. Muchowski, having died on or about August 11, 2005.

\$108,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or 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) this 15th day of October, 2008.



Laura P. Muchowski f/k/a Laura M. Pappas

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Laura P. Muchowski f/k/a Laura M. Pappas, an unmarried woman**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2008.

Shelby County, AL 10/20/2008
State of Alabama

Deed Tax: \$2.00



Notary Public

My Commission Expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying in the Northwest $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 21 South, Range 3 West, and more particularly described as follows: Starting at the NE corner of said Northwest $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 21 Range 3 West, run South $85^{\circ}30'$ West 178.18 feet to an iron marker at the Northwest intersection of the right of way of the Elliottsville-Saginaw Road with the right of way of I-65; thence run South $38^{\circ}00'$ West a distance of 439.1 feet to an iron marker on the SE right of way of said Elliottsville-Saginaw Road; the point of beginning; thence turn an angle to the left and run Southerly along a rock wall a distance of 277.38 feet to an existing T post that is the agreed upon corner between the two neighbors and being on the right of way line of the Old L&N Railroad right of way; thence turn an angle to the right of $87^{\circ}54'09''$ and run in a Westerly direction along the North right of way line of said Old L&N Railroad right of way a for a distance of 139.40 feet to an existing open top iron pipe; thence turn an angle to the right of $93^{\circ}33'28''$ and run in a northerly direction for a distance of 131.52 feet to an existing 1" open top iron pipe being on the SE right of way line of Fulton Springs Road; thence turn an angle to the right of $40^{\circ}32'18''$ and run in a Northeasterly direction along the SE right of way line of said Fulton Springs Road for a distance of 203.19 feet, more or less, to the point of beginning.