

Value  
\$31,500.00

20090116000014660 1/1 \$42.50  
Shelby Cnty Judge of Probate, AL  
01/16/2009 11:07:44AM FILED/CERT

Deed: Watson to Watson  
Pages: 1 of 1

B-9892-08

This Instrument was  
Prepared by:  
Brunson & Associates, P. A.  
Attorneys at Law  
301 Broad Street  
Gadsden, Alabama 35901

SEND TAX NOTICE TO:  
  
Jason K. Watson  
11642 Hwy 43  
Vandiver AL 35176

NO PORTION OF THIS PROPERTY CONSTITUTES HOMESTEAD FOR THE GRANTOR'S  
STATE OF ALABAMA)  
~~COFFEY~~ COUNTY)  
SHELBY

SPOUSE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is acknowledged, I, **Walter Marion Watson, a Married man** (referred to as GRANTOR) do grant, bargain, sell and convey unto **Jason K. Watson and wife, Wendy G. Watson** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCING AT AN ANGLE IRON FOUND, ACCEPTED AS BEING THE SE CORNER OF THE SE ¼ OF THE NE ¼ SECTION OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.; THENCE N 89DEGREES 55'31" W, A DISTANCE OF 174.86' TO AN IRON PIN SET BEING THE POINT OF BEGINNING; THENCE N 00DEGREES 04'50" E, A DISTANCE OF 361.50' TO AN IRON PIN SET; THENCE N 89 DEGREES 55'31" W, A DISTANCE OF 331.40' TO A POINT; THENCE N 89DEGREES 55'31" W, A DISTANCE OF 30.10 TO AN IRON PIN SET; THENCE S 00 DEGREES 04'50" W, A DISTANCE OF 361.50' TO AN IRON PIN SET; THENCE S 89DEGREES 55'31" E, A DISTANCE OF 361.50' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 3.0 ACRES, MORE OR LESS

EASEMENT: COMMENCING AT THE NW CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00 DEGREES 13'23" W, A DISTANCE OF 890.50' TO A POINT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 43 (80' R/W); THENCE N 83 DEGREES 38'27" E ALONG SAID ROAD, A DISTANCE OF 30.27' TO A POINT; THENCE LEAVING SAID ROAD GO S 00 DEGREES 13'23" E, A DISTANCE OF 893.89' TO A POINT; THENCE N 89 DEGREES 55'31" W, A DISTANCE OF 30.10' TO THE POINT OF BEGINNING.

THIS PROPERTY IS BEING GIFTED WITH LOVE AND AFFECTION TO MY SON AND HIS WIFE. J.W. Watson departed this life in 1965; Beulah C. Watson departed in 1977

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.

For myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

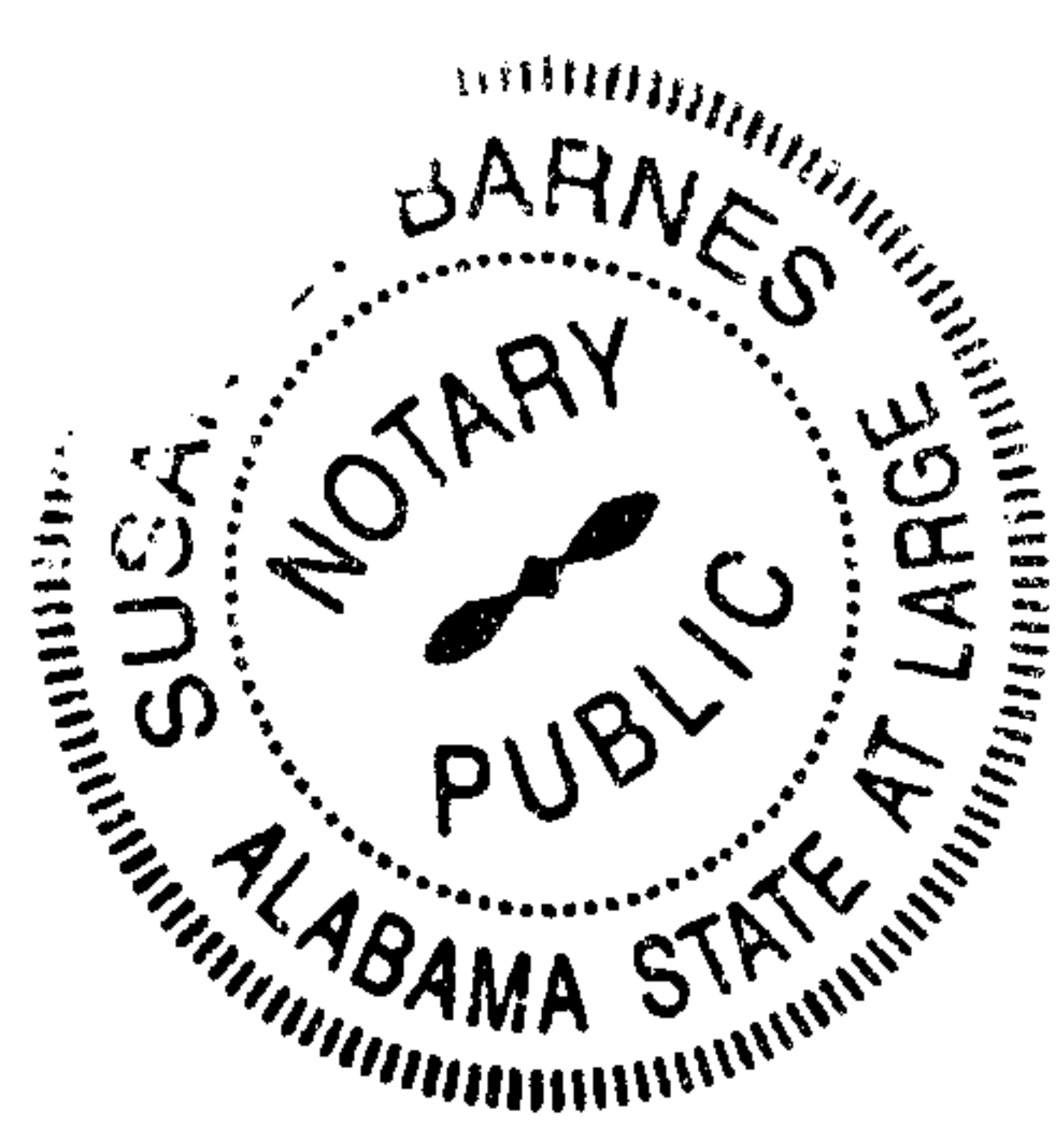
IN WITNESS WHEREOF, the said GRANTOR, Walter Marion Watson, a married man have hereunto set my, signature and seal, this 3 day of January, 2008: 2009

Walter Marion Watson  
WALTER MARION WATSON

STATE OF ALABAMA  
COUNTY OF Bladeaga

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Walter Marion Watson, a married man 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 this 3 day of January, 2008: 2009



Susan Barnes  
Notary Public  
My commission expires: 8-15-2012