



20100412000109910 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/12/2010 10:55:30 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:

Christopher L. Watkins
550 Cross Creek Drive
Sterrett, AL 35147

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Three Thousand and no/100 (\$143,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **David L. Pilkington and Regina G. Pilkington, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christopher L. Watkins** (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A

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

\$140,409 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 31st day of March, 2010


David L. Pilkington


Regina G. Pilkington

STATE OF Alabama)

Deed Tax : \$3.00

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David L. Pilkington and Regina G. Pilkington**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of March, 2010.

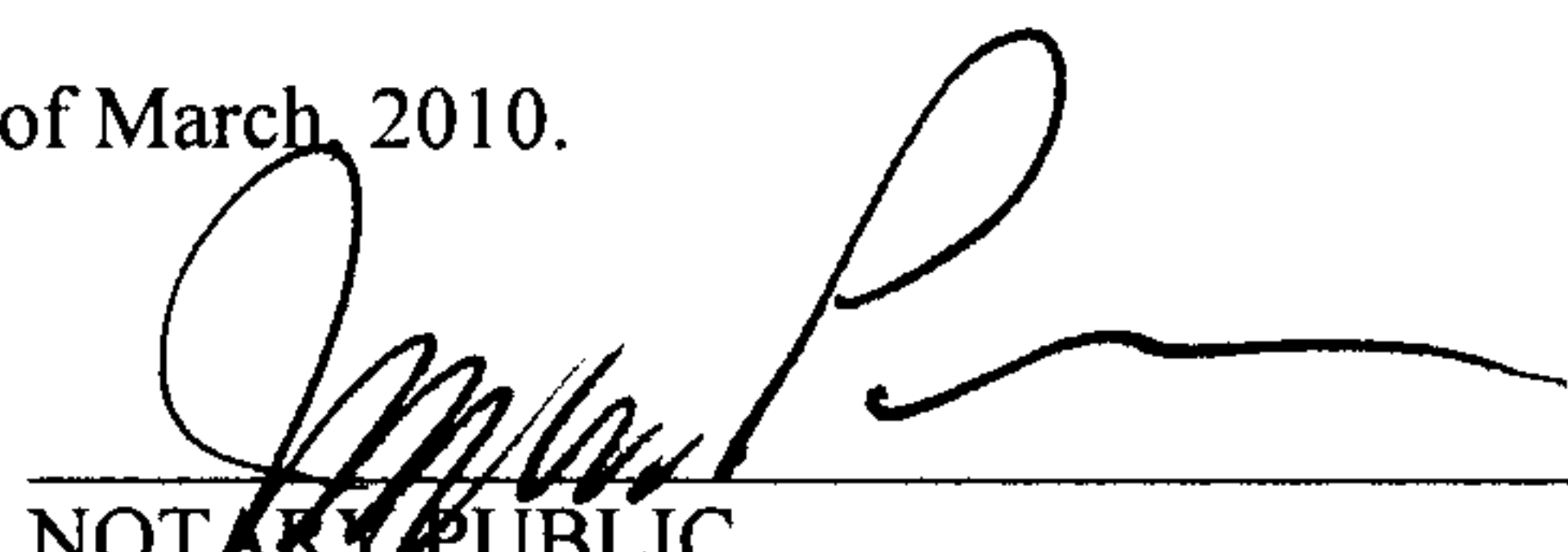

NOTARY PUBLIC
Jeff W. Parmer
My Commission Expires: 9/22/12

Exhibit A

Commence at the Northeast corner of the Southeast one-fourth of the NW 1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed south 89° 28' West along the North boundary of said quarter-quarter section for a distance of 660.0 feet; thence turn an angle of 92° 28' left and proceed South 3° 00' East for a distance of 240 feet to the point of beginning. From this beginning point continue South 3° 00' East for a distance of 220 feet; thence proceed North 89° 28' East for a distance of 200 feet; thence proceed North 3° 00' West for a distance of 220 feet; thence proceed South 89° 28' West for a distance of 200 feet to the point of beginning.



20100412000109910 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/12/2010 10:55:30 AM FILED/CERT