


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20120629000229300 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/29/2012 11:40:49 AM FILED/CERT

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) David Wayne Watson
(Address) 608 Chesser Court
Chelsea, AL 35043

Min. Val. \$10,000.00

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED and 00/100 (\$500.00) DOLLARS**, to **DAVID WILLIAM WATSON, an unmarried man** (the “Grantor” herein, whether one or more), in hand paid by **DAVID WAYNE WATSON** (the “Grantee” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, to wit:

The entirety of my undivided one-half interest in and to the following described property:

Lot 1, according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, Page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2012 and subsequent years.
- Transmission line permits to Alabama Power Company as recorded in Real Book 333, Page 182; Real Record 291, Page 1; Deed Book 91, Page 113 in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 74, Page 90, in Probate Office.
- Restrictions as recorded in Real Record 299, Page 688 and amended restrictions recorded in Inst. No. 1996-25544 in Probate Office.
- 15-foot general use easement over South side including pedestrian access and 18-foot general use easement over the North side, including pedestrian access as shown on recorded map.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 90, Page 63, in Probate Office.

SOURCE OF TITLE: Instrument No. 20080825000340780.

Situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **DAVID WAYNE WATSON**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 20th day of June, 2012.


David William Watson (Seal)
DAVID WILLIAM WATSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DAVID WILLIAM WATSON**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of June, 2012.

MAT
Notary Public
My commission expires: 8/13/13


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State of Alabama
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