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This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Dollar and exchange of land, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, BILLY RAY WATSON and wife, FRANCES S. WATSON; JOHN W. WATSON and wife, VIRGINIA WATSON; DONALD M. WATSON and wife, LINDA WATSON; MARY ALICE ADERHOLT and husband, RALPH ADERHOLT; LINDA RUTH KNIGHT and husband, ROGER KNIGHT; and CHRISTINE W. MANFRE and husband, LEONARD MANFRE (herein referred to as grantors), grant, bargain, sell and convey unto CATHERN W. PARKER and WALTER MARION WATSON (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

BOOK 326 PAGE 886
Lots 6, 7 and a portion of 8, according to Theo Sparks Survey of the Town of Vandiver, as recorded in Map Book 3, Page 45 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the point of intersection of the West right-of-way line of Shelby County Highway 43 and the North right-of-way line of the Central of Georgia Railroad; thence run in a Northwesterly direction along the North line of said railroad right-of-way a distance of 270 feet to a point; said point being designated by an iron rail; thence run in a Northeasterly direction, perpendicular to said railroad right-of-way a distance of 109 feet, more or less, to a point on the South line of U. S. Highway 25; thence run in a Southeasterly direction along the South right-of-way line of Highway 25 to the point of intersection with the West right-of-way line of Shelby County Highway 43; thence run Southerly along the West right-of-way line of Shelby County Highway 43 to the point of beginning.

It is the intention of the Grantors to convey the property on which is situated Watson's Grocery and Garage and said property being all of Lots 6 and 7 and a portion of Lot 8 in Theo Sparks Survey of the Town of Vandiver and located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, of Section 14, Township 18 South, Range 1 East.

The above named Grantors and Grantees comprise all the heirs at law and next of kin of Beulah C. Watson and J. W. Watson, both deceased.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.



19800611000063980 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT



19800611000063980 2/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT

And we do for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 3rd day of June, 1980.

Billy R. Watson (SEAL)
Billy Ray Watson

Frances S. Watson (SEAL)
Frances S. Watson

John W. Watson (SEAL)
John W. Watson

Virginia Watson (SEAL)
Virginia Watson

Donald M. Watson (SEAL)
Donald M. Watson

Linda Watson (SEAL)
Linda Watson

Mary Alice Aderholt (SEAL)
Mary Alice Aderholt

Ralph Aderholt (SEAL)
Ralph Aderholt

Linda Ruth Knight (SEAL)
Linda Ruth Knight

Roger Knight (SEAL)
Roger Knight

Christine W. Manfre (SEAL)
Christine W. Manfre

Leonard Manfre (SEAL)
Leonard Manfre

STATE OF ALABAMA

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Watson and wife, Frances S. Watson; John W. Watson and wife, Virginia Watson; Donald M. Watson and wife, Linda Watson; Mary Alice Aderholt and husband, Ralph Aderholt; Linda Ruth Knight and husband, Roger Knight; and Christine W. Manfre and husband, Leonard Manfre, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 1980.

Everett D. Mooney
Notary Public

19800611000063980 3/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED
1980 JUN 11 PM 3:15

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

Deed Tax 6.00
Rec. 9.50
Sd. 1.00
16.50

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