

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100TH (\$18,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MARY FRANCES TROUPE, A WIDOW, AND JAMES E. KECK AND WIFE JULIA E. KECK

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CLAYTON R. WATSON

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit: *

Begin at the Northeast corner of Block 16, according to Joseph Squire's Map and Survey of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121A, in the Office of the Judge of Probate, Shelby County, Alabama; said point being the place where the South line of Third Avenue intersects the West line of Second Street in said Town; thence West along the South boundary of said Third Avenue for 195.00 feet to the point of beginning; thence left 90 deg. 00' in a Southerly direction 100.00 feet; thence right 90 deg. 00' in a Westerly direction 145.00 feet to the West line of an alley (sometimes known as Ruffin Alley); thence right 90 deg. 00' in a Northerly direction along said West line of an alley 100.00 feet to intersection with said South boundary of Third Avenue; thence East along said South boundary of Third Avenue 145.00 feet to the point of beginning. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

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

GRANTEE'S ADDRESS:

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

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 6th

day of JUNE, 19 84

(SEAL)

Mary Frances Troupe
MARY FRANCES TROUPE

(SEAL)

(SEAL)

James E. Keck
JAMES E. KECK

(SEAL)

(SEAL)

Julia E. Keck
JULIA E. KECK

(SEAL)

STATE OF

COUNTY

General Acknowledgment

I, THE UNDERSIGNED

a Notary Public in and for said County,

in said State, hereby certify that

MARY FRANCES TROUPE, A WIDOW

whose name(s) 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, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of JUNE, A.D. 19 84

Courtney H. Mason

George C. ...
Notary Public

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that JAMES E. KECK AND WIFE, JULIA E. KECK, 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 THE 6th day of June, 1984.

[Signature]
NOTARY PUBLIC

My commission expires: 12-6-87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 25 PM 7:05

[Signature]
JUDGE OF PROBATE

Deed tax 1850
Rec 350
And 100
23 00

BOOK 356 PAGE 771

Return to: COURTNEY H. MASON, JR., P.A.
P. O. BOX 20814
VESTAVIA, AL 35216

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

Recording Fee \$

Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

218 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8070

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company