

This instrument was prepared by

(Name) John E. Medaris, Attorney at Law

(Address) Post Office Box 766, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Nine Thousand and No/100th Dollars (\$39,000.00)

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

Billie Jean Cope, a married woman

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

Bradford G. Watson

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

Lot 17, Block 1, according to the Plat of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6 Page 152 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing taxes, easements and restrictions of record.

Grantee's Address: 3045 OLD STONE DR-B'HAM, 35243

\$35,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

BOOK 062 PAGE 774

1. Deed Tax \$ 4.00
2. Mtg. Tax 2.50
3. Recording Fee 2.00
4. Indexing Fee 1.50
TOTAL 7.50

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 28th day of February, 1986

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAR -4 AM 9:10

Judge of Probate

Billie Jean Cope (Seal)
Billie Jean Cope (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billie Jean Cope, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A. D., 1986

Mitchell, Green

Notary Public

My Commission Expires Nov. 16, 1988