

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law  
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SEND TAX NOTICE TO:

BOBBY H. WATTS  
1408 OAK RIDGE DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-05421

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY TWO THOUSAND and 00/100 (\$142,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GARY F. BIRCHFIELD and JUANELL D. BIRCHFIELD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BOBBY H. WATTS, AN UNMARRIED MAN, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF OAK RIDGE, 2ND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. 7.5 foot easement over the rear lot line of said parcel for public utilities, sanitary sewers, storm ditches as shown on recorded map.
3. 35 foot building restriction line from Oakridge Drive as shown on recorded map.
4. Restrictions appearing of record in Real Volume 109, Page 562; Real Volume 170, page 615 and as shown on recorded map.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 106, page 529.
6. Right-of-Way granted Alabama Power Company recorded in Deed Book 101, page 540 and Deed Book 186, Page 185.
7. Agreement with Alabama Power Company relating to electrical facilities as recorded in Real Volume 106, page 532.
8. Title to all minerals within an underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 70, page 519; Real Volume 70, page 521 and Real Volume 70, page 526.

\$134,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

03/02/1995-05421  
11:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.50

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GARY F. BIRCHFIELD and JUANELL D. BIRCHFIELD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1995.

  
GARY F. BIRCHFIELD

  
JUANELL D. BIRCHFIELD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY F. BIRCHFIELD, JUANELL D. BIRCHFIELD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of February, 1994.

  
Notary Public

My commission expires: 7/16/98

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