

WARRANTY DEED

THE STATE OF ALABAMA,  
Shelby, COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirteen Thousand Nine Hundred 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Barry Lee Hurst and Karen C. Hurst, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Alan James Watters & Joanna Bane Watters, as joint tenants with right of survivorship (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 18, according to the Amended Map of The Highlands - 1st Sector, recorded in Map Book 19, page 132, in the Probate Office of Shelby County, Alabama.

\$181,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do        covenant with the said GRANTEE(S), their heirs and assigns, that they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 11th day of September, 19 95.

WITNESS:

Charquita S. Smith  
L. E. Case  
Peggy B. Case

Barry Lee Hurst (L. S.)  
Barry Lee Hurst (L. S.)  
Karen C. Hurst (L. S.)  
Karen C. Hurst (L. S.)

THE STATE OF ALABAMA,  
Shelby, COUNTY.

I, Charquita S. Smith, a Notary Public in and for said State Alabama hereby certify that Barry Lee Hurst and Karen C. Hurst, husband and wife whose name        signed to the foregoing conveyance, and who        known to me acknowledged before me on this day, that, being informed of the contents of the conveyance        executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of September, 19 95.

Charquita S. Smith  
Notary Public

FOR RECORDING ONLY

Inst # 1995-31057

10/30/1995-31057  
11:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 40.50