

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE & NO/100---- (\$1.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Billy Watson, Jr. and wife, Annette N. Watson (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jerri T. Ellis, a married individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, run Southerly along the East boundary line of said 1/4 1/4 Section for 388.2 feet; thence turn an angle of 93 deg. 01 min. to the right and run Northwesterly 201.33 feet; thence turn an angle of 80 deg. 09 min. 45 sec. to the left and run Southwesterly 38.25 feet to the point of beginning of the land herein described; thence continue Southwesterly along last said course for 107.93 feet; thence turn an angle of 66 deg. 02 min. to the left and run Southeasterly 134.94 feet; thence turn an angle of 92 deg. 37 min. to the left and run Northeasterly 126.98 feet; thence turn an angle of 86 deg. 47 min. to the left and run Northwesterly 174.18 feet to the point of beginning; this land being a part of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

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

And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay that certain mortgage to Regions Mortgage, Inc. as recorded in Mortgage Book 381, Page 19, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 1202 3rd Avenue NW, Alabaster, Alabama 35007.

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

persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of February, 1996.

1996-04246

1996-04246
CERTIFIED
10.00

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Watson, Jr. and wife, Annette N. Watson 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 6th day of February A.D., 1996

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Notary Public

Inst # 1996-04246