

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Jetra M. Davis
922 4th Ave. SW
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) James R. Moncus, Jr.
1318 Alford Ave.

(Address) Birmingham, Al. 35226

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-seven thousand five hundred and no/100 (\$57,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. Gregory Watts and his wife Lara L. Jobman Watts

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

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

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Lara L. Jobman Watts and Lara L. Jobman, grantee in Real 341, page 279 is
one and the same person.

Inst # 1996-13785

04/29/1996-13785
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 68.50

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, we have hereunto set our hands(s) and seal(s), this 24
day of April, 19 96

(Seal)

(Seal)

(Seal)

H. Gregory Watts (Seal)
H. GREGORY WATTS
Lara L. Jobman Watts (Seal)
LARA L. JOBMAN WATTS (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Gregory Watts and his wife Lara L. Jobman Watts 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of April, A. D., 19 96

My Commission Expires on: 2/23/2000

Notary Public.

Inst # 1996-13785

Exhibit A

Parcel I:

Commence at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence run West 400 feet; thence run North 150 feet to the point of beginning; thence run North 105 feet; thence run West 105 feet; thence run South 105 feet; thence East 105 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the S 1/2 of NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of the NW 1/4 of NW 1/4 of said Section 2 and run thence North along the East line a distance of 230.0 feet; thence turn left and run along the North line of 4th Avenue in Westerly direction a distance of 400 feet to the point of beginning; thence turn an angle of 90 degrees, to the right and run Northerly a distance of 150.0 feet; thence turn an angle of 90 degrees, to the left and run Westerly a distance of 105.0 feet; thence turn an angle of 90 degrees to the left and run Southerly a distance of 150.00 feet; thence turn an angle of 90 degrees to the left and run Easterly and along the North line of 4th Avenue a distance of 105.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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