

# WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND and 00/100 DOLLARS (\$179,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **HERMAN T. WATTS AND EMILY F. WATTS**, husband and wife (herein referred to as Grantors), do grant, bargain, sell and convey unto **TIMOTHY A. MONCERET AND CHRIS M. MONCERET**, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama to wit:

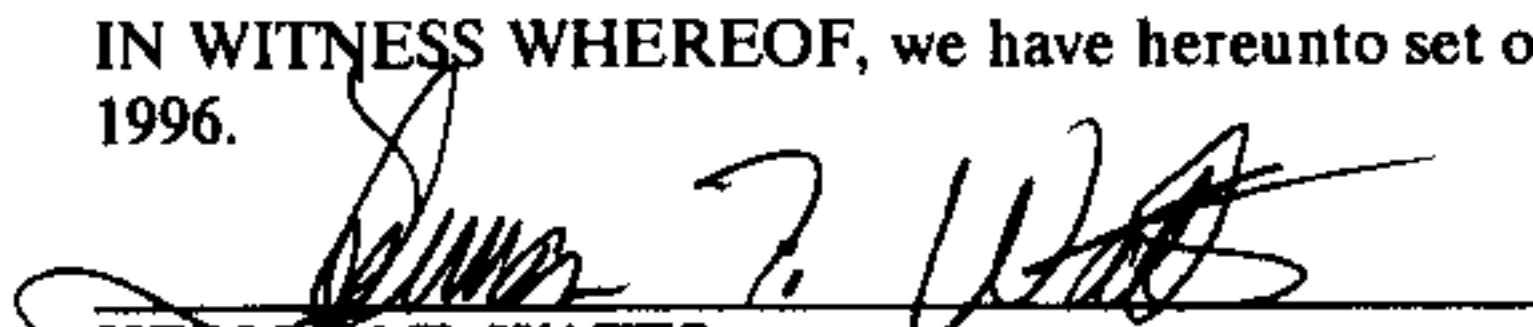
Lot 28, according to the Survey of Quail Run Phase II, as recorded in Map Book 7, page 13, in the Probate Office of Shelby County, Alabama.

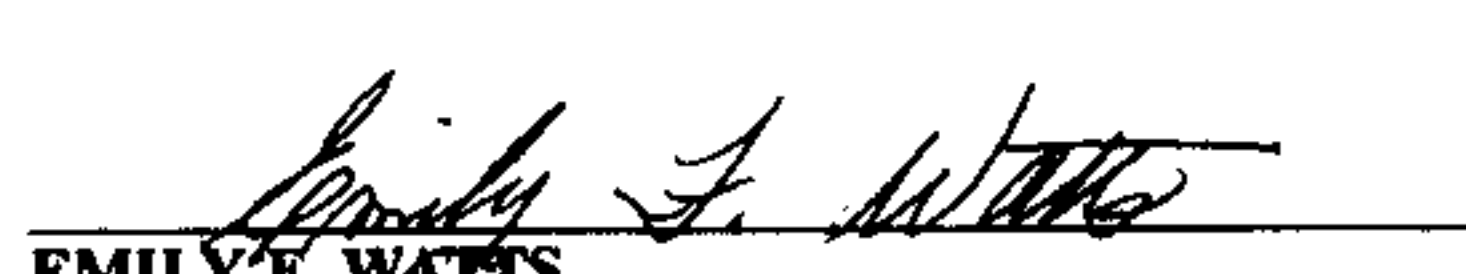
\$170,050.00 of the consideration herein is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1996 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, and their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of May, 1996.

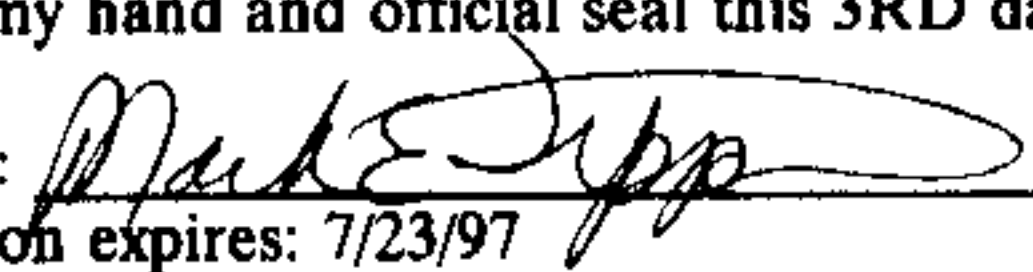
  
HERMAN T. WATTS

  
EMILY F. WATTS

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that HERMAN T. WATTS AND EMILY F. 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 and having full authority to sign said deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of MAY, 1996.

Notary Public: 

My commission expires: 7/23/97

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, #215 Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: TIMOTHY MONCERET 6584 Quail Run Drive, Hoover, AL 35124

Inst # 1996-14863

05/07/1996-14863  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 17.50

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