

This instrument was prepared by:
(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) Wallace W. Watson
(Address) _____

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Nine Thousand Seven Hundred and no/100ths \$89,700.00 **DOLLARS**
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Wallace W. Watson and James W. Adams, married men
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

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

See legal description attached as EXHIBIT "A"

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1996-22693

07/15/1996-22693
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR SNA 101.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of July, 19 96.

(Seal)

(Seal)

(Seal)

Wallace W. Watson (Seal)
Wallace W. Watson
James W. Adams (Seal)
James W. Adams (Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Wallace W. Watson and James W. Adams, married men, whose name(s) ~~is~~ 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 10th day of July, 19 96

3/7/99
My Commission Expires:

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public

Exhibit A

Parcel **A**
A parcel of land being located in Section 23, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 00 deg. 09 min. 09 sec. East, 502.58 feet to the Northwest corner of the Shady Hills Subdivision; thence North 89 deg. 50 min. 51 sec. East, 310.00 feet to the Northeast corner of the Shady Hills Subdivision; thence North 64 deg. 02 min. 58 sec. East, 796.73 feet; thence South 29 deg. 53 min. 34 sec. East, 134.59 feet; thence South 9 deg. 53 min. 34 sec. East, 230.00 feet; thence South 00 deg. 06 min. 26 sec. West, 620.02 feet to the point of beginning; thence South 00 deg. 06 min. 26 sec. West, 209.98 feet; thence South 34 deg. 51 min. 39 sec. West, 270.00 feet; thence South 50 deg. 08 min. 21 sec. East, 420.00 feet; thence South 1 deg. 52 min. 01 sec. East, 500.00 feet to the Northeasterly right of way of Shelby County Road No. 306; thence North 50 deg. 08 min. 21 sec. West, 1504.56 feet, more or less, along said right of way to the P. C. of a curve to the right at the Southerly end of the Shady Hills Subdivision with a chord bearing of North 2 deg. 51 min. 26 sec. East, more or less, and a chord distance of 25.38 feet, more or less; thence run along the arc of said curve and its reverse curve to the Southwest corner of Lot 14 of the Shady Hills Subdivision; thence South 72 deg. 08 min. 34 sec. East, 26.87 feet; thence North 59 deg. 00 min. 10 sec. East 145.00 feet to the Southeast corner of Lot 14; thence North 00 deg. 09 min. 09 sec. West, 145.89 feet; thence South 89 deg. 53 min. 34 sec. East 820.20 feet to the point of beginning; being situated in Shelby County, Alabama.

M. J. ...

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