

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Dana Defoor Watkins
(Address) 2969 G. Rd. 61
Clanton AL 35046

WARRANTY DEED

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

That in consideration of Five hundred and no/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Frances C. Defoor f/k/a Frances C. Howry, a married woman

(herein refereed to as grantors) do grant, bargain, sell and convey unto

Dana Defoor Watkins

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

All that part of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama lying South of County Road #46 and West of County Road #71.
Situated in Shelby County, Alabama.

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

This deed was prepared without benefit of survey or title examination.

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 the said **GRANTEE**, his, hers 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 have hereunto set my hand(s) and seal(s), this 30 day of July, 1998.

WITNESS

(Seal) Frances C. Defoor (Seal)

(Seal) _____ (Seal)

Inst # 1996-24618
07/30/1996-24618
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.00

STATE OF
COUNTY OF

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Frances C. Defoor whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she Executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1998.

My Commission Expires:

Notary Public

Inst # 1996-24618