

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) STEWART-DAVIS, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:
(Name) THOMAS E. NAYLOR
(Address) 1533 King Charles Court
Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100 - (\$79,500.00) ----- 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, D. STEPHEN WATKINS, an unmarried man (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto THOMAS E. NAYLOR, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 44, according to the survey of Kingwood, First Addition, as recorded in Map Book 6, page 90, in the Probate Office of Shelby County, Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property.

\$79,900.00 of the purchase price herein is from the proceeds of a purchase money mortgage executed this date and to be recorded simultaneously herewith.

Inst # 1996-32991

10/04/1996-32991
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OFFICE
001 SNA 9.50

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 19th day of March, 19 96.

(Seal)

(Seal)

(Seal)

D. Stephen Watkins (Seal)
D. STEPHEN WATKINS

(Seal)

(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 D. Stephen Watkins, an unmarried man, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of March, 19 96.

My Commission Expires: 1-3-00

Stuoff
Notary Public