

This instrument was prepared by:
(Name) Hewitt L. Conwill
(Address) P. O. Box 557
Columbiana, AL 35051

Send Tax Notice to:
(Name) Joel C. Watson
(Address) 3521 Atwillher Drive
Birmingham, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand and No/100 (\$105,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jill R. Denning, a married woman

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

Joel C. Watson

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

Shelby

This is not the homestead of the Grantor.

Lot 4, Block 1, according to the Survey of Broken Bow Subdivision, as recorded in
Map Book 7, page 145, in the Probate Office of Shelby County, Alabama.

Grantee expressly agrees to assume and pay that certain debt to Central Bank of the South
in approximate account of \$83,296.77 as recorded in instrument # 1993-26839, Shelby
County Probate Court.

\$15,786.23

\$21,709.23 of the above consideration was paid by purchase money 2nd mortgage and note
executed simultaneously herewith.

Grantor herein expressly transfers any and all escrow accounts for taxes and insurance
to Grantee.

Jill R. Jungkind and Jill R. Denning are one and the same person.

Inst # 1996-36639

11/04/1996-36639
01:10 PM CERTIFIED

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 said grantee, his
her or 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 stated 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 grantee, his, her or their heirs 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 1st
day of January, 19 95

(Seal)

Jill R. Denning
Jill R. Denning

(Seal)

(Seal)

(Seal)

(Seal)

(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 Jill R. Denning, a married woman

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, she executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 1st day of January, 19 95

6-12-96
My Commission Expires.

Shirley A. Thompson
Notary Public

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