

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and No/100 Dollars (\$500.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Charles L. Watkins as Executor of the Estate of Walter W. Watkins, (herein referred to as grantor), whether one or more, grant, bargain, sell and convey unto Charles L. Watkins, a married man, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

SW 1/4 of SW 1/4, Section 4, Township 21 South, Range 1 East. Except Highway Right of Way as recorded in Deed Book 129, Page 229 in the Probate Court of Shelby, County, Alabama.

Subject to easements, restrictions and rights of way of record.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 9th day of October, 1996.

Charles L. Watkins (SEAL)

Charles L. Watkins
Executor of the Estate of Walter W. Watkins

Inst # 1997-03398

02/03/1997-03398
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.00

Inst # 1997-03398

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles L. Watkins, as Executor of the Estate of Walter W. Watkins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 on this the 9th day of October, 1996.


Notary Public
My Commission Expires: 8-14-99

Send Tax Notice To:
Charles L. Watkins
3612 Dover Drive
Birmingham, AL 35223

This instrument was prepared by:
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

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