

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:
Kendall W. Maddox
Law Offices of Kendall W. Maddox
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Carl and Kelly Watts, Trustees
268 Kentwood Drive
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CARL E. WATTS AND KELLY JEANETTE WATTS, HUSBAND AND WIFE

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

CARL E. WATTS AND KELLY J. WATTS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE CARL AND KELLY WATTS LIVING TRUST, DATED MARCH 29, 1999 AND ANY AMENDMENTS THERETO

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

Lot 156, according to the survey of Kentwood, 3rd Addition, Phase 3, as recorded in Map Book 20 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

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

THE GRANTORS herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her or their 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 noted 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 GRANTEES, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of March, 1999.

Carl E. Watts

Kelly J. Watts

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

03/31/1999-1950E
11:12 AM CERTIFIED
SHELBY COUNTY, OFFICE OF PROBATE
001 000 17.50

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that CARL E. WATTS AND KELLY JEANETTE WATTS, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 29 day of March, 1999.

K. W. Maddox
Notary Public

My Commission Expires: 3/24/2001