

TITLE NOT EXAMINED

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Joel L. Watson, A Single Man

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

Joel C. Watson

(herein referred to as Grantee) the following described real estate, to wit:

LOT 31, IN BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF GROSS'
ADDITION TO ALTADENA SOUTH, 2ND PHASE, 1ST SECTOR, AS RECORDED IN
MAP BOOK 6, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY,
COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.
GRANTEE FURTHER HEREIN ASSUMES THAT CERTAIN MORTGAGE TO FIRST
NATIONAL BANK OF SHELBY COUNTY AS RECORDED IN INST. #1998-40220 AND
AMENDED IN INST. #1999-19455 AND AMENDED IN 1999 INST#1999- 23688 AND
AMENDED IN INST#1999-35166.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs
and assigns of such GRANTEE forever, together with every contingent remainder and right
of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

That I (we) have a good right to sell and convey the same as aforesaid; that I (we)

Return to
✓ Joel C. Watson
3521 Atwillen Dr.
Birmingham 35226

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will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S 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 Oct. 1 day of October, 2000.

WITNESS:

Joel L. Watson
Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel L. Watson, A Single Man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October A.D. 2000.

Hamil
NOTARY PUBLIC

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