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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
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PADEN & PADEN
Attorneys at Law
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:
MARGARET A. WATTS
906 5TH COURT NW
ALABASTER, AL 35007

Inst # 2000-37019
10/25/2000-37019
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTEEN THOUSAND and 00/100 (\$116,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT J. MOELLER, A MARRIED PERSON and TERESA O. STAHL, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARGARET A. WATTS and HUSBAND, RONALD D. WATTS, JR, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF HAMLET 5TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 35-FOOT BUILDING LINE ON SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 7.5 FOOT EASEMENT ON REAR AND WEST SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL 31, PAGE 509, AND VOLUME 271, PAGE 732.
5. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 134, PAGE 209.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 39, PAGE 178.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THEIR RESPECTIVE SPOUSES.

\$116,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, ROBERT J. MOELLER, A MARRIED PERSON and STAHL, TERESA O., A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of October, 2000.


ROBERT J. MOELLER


STAHL, TERESA O.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT J. MOELLER, A MARRIED PERSON and STAHL, TERESA O., A MARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of October, 2000.


Notary Public

My commission expires: 9.29.02

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