

**SEND TAX NOTICE TO:**

(Name) Christopher Watts  
(Address) 180 Dirdsmy Drive  
Hamlet Ala 35007

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Seven Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Milton Schroeder, Jr., a single man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Christopher R. Watts and wife, Christine Watts

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

A parcel located in the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the North line of the Southwest Quarter of the Northwest Quarter of Section 31 a distance of 554.45 feet to the Point of Beginning; thence continue Easterly along the same course a distance of 329.33 feet; thence right 90 degrees 00 minutes 00 seconds Southerly 36.97 feet; thence left 12 degrees 45 minutes 04 seconds Southeasterly 92.31 feet to a point on a curve, said curve being concave Southeasterly with a radius of fifty feet and a central angle of 56 degrees 39 minutes 04 second; thence turn right 90 degrees 00 minutes 00 seconds to the tangent of said curve and run Southwesterly then Southerly 49.44 feet along the arc of said curve, thence turn right 90 degrees 00 minutes 00 seconds from the tangent of said curve Northwesterly 336.03 feet radially from said curve; thence right 70 degrees 16 minutes 25 seconds Northerly 39.97 feet to the Point of Beginning.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$77,140.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

01/11/2001-01321  
01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 19.50

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 10th day of January, 2001.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

William M. Schroeder, Jr. (Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr. is whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January A. D., ~~19~~ 2001

My Commission Expires: 10/16/04

Notary Public.

Inst # 2001-01321