

Inst # 2001-02499

01/23/2001-02499
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HMB 12.00

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244Scottie D. Watts
930 Highway 32
Columbiana, Alabama 35051**WARRANTY DEED CONVEYING EASEMENT, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Donald A. Brown**, married (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Scottie Dale Watts and Kandle Watts** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the unrestricted right, privilege, and easement in, to, along, over, through and across the described real estate situated in Shelby County, Alabama, to wit:

Begin at the NE corner of the SW 1/4 of NW 1/4 of Section 12, Township 20 South, Range 1 West; run South along the East line a distance of 666.3 feet to a point; thence right 89 degrees 39 minutes and run West 15.00 feet along said 1/4-1/4 line; thence right 90 degrees 21 minutes and run North a distance of 750 feet to the edge of pavement of Pumpkin Swamp Road; thence Easterly along pavement to the point of beginning; being situated in Shelby County, Alabama.

No portion of the described lands constitute homestead property of the Grantor or his spouse.

Subject to:

1. Taxes for the year 2001 and all subsequent years.
2. Any and all other easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 15 day of Jan, 2001.

Donald A. Brown
Donald A. Brown

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Donald A. Brown** whose name(s) is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents he executed the same voluntarily for and as his act on the day same bears date.

Given under my hand and seal this 15th day of Jan in the year 2001

James B. McLeod
Notary Public
My Commission Expires