

L-02-44
Shelby

This instrument was prepared by:
Michael J. Romeo, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
Lee and Eileen Watkins
834 ~~800~~ Hwy 333
Columbiana, Alabmaa 35051

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship

04/12/2002-17222
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

002 MSB 104.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **NINETY THOUSAND DOLLARS AND 00/100 (\$90,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

Charles R. Elliott and Charlotte Elliott, husband and wife,

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

Lee Watkins and Eileen Watkins,

herein referred to as grantee, (whether one or more), for and during their joint lives 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 following described real estate situated to Shelby County, Alabama to wit;

Part of the NE ¼ of the SE ¼ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the NE ¼ of the SE ¼ of Section 15, Township 20 South, Range 1 West, run Westerly along the North boundary line of said ¼ - ¼ section 219.45 feet, more or less, to a point on the center line of a Shelby County road; thence turn 42°07' to the left and run Southwesterly along the center of said road for 263.3 feet to the point of beginning of the land herein described; thence continue Southwesterly along the said road for 210.0 feet; thence turn 126°01' to the left and run Southeasterly 247.09 feet; thence turn 53°59' to the left and run Northeasterly 210.0 feet; thence turn 126°01' to the left and run Northwesterly 247.09 feet; to the point of beginning.

LESS AND EXCEPT any part of subject property lying within a right of way of a public road.

Subject to:

1. **Ad Valorem Taxes due and payable on October 1, 2002.**
2. **Restrictions or Covenants recorded in Deed Book 204, Page 206, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**
3. **Right of way to Louisville & Nashville Railroad Company, recorded in Deed Book 19, Page 308, in the Probate Office of Shelby County, Alabama.**
4. **Right of way granted to Alabama Power Company by instrument recorded in Deed Book 131, Page 419 and Deed Book 136, Page 464, in the Probate**

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- Office of Shelby County, Alabama.
5. Agreement recorded in Deed Book 200, Page 207, in the Probate Office of Shelby County, Alabama.
 6. Restrictions, conditions, limitations, easements and agreements recorded in Deed Book 200, Page 269, in the Probate Office of Shelby County, Alabama.
 7. Less and except any part of subject property lying within a road right of way.

TO HAVE AND TO HOLD to the said grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their successors 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 the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 29th day of March, 2002.

Witness

Charles R. Elliott
Charles R. Elliott

Witness

Charlotte Elliott
Charlotte Elliott

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles R. Elliott and Charlotte Elliott, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2002.

[Signature]
Notary Public
My Commission Expires: 9/24/04

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