



This instrument was prepared by:

Send Tax Notice To:

Bridget Abercrombie and Kevin
Abercrombie
800 County Road 333
Columbiana, Alabama 35051

Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Four Thousand dollars and no/100's (\$104,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lee Watkins and wife, Eileen Watkins (herein referred to as grantors) do grant, bargain, sell and convey unto Bridget Abercrombie and husband, Kevin Abercrombie (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to current taxes, easements and restrictions of record.

\$102,393.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, 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 WHEREOF, we have hereunto set our hands and seals, this 24th day of May, 2002.

(Seal)

Lee Watkins (Seal)

(Seal)

Eileen Watkins (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

JEFFERSON COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Lee Watkins and wife, Eileen Watkins whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2002.

My commission expires: 12/28/2003

Claude M. Moncus, Notary Public

Exhibit "A"

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 2" capped iron corner, being the locally accepted Northeast corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 15, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 280.16 feet to an existing old axle; thence turn an angle to the left of $0^{\circ}22'18''$ and run in a Southerly direction for a distance of 99.62 feet to an existing 1" square iron; thence turn an angle to the right of $91^{\circ}49'56''$ and run in a Westerly direction for a distance of 328.78 feet to an existing old 2" open top iron pin being the point of beginning; thence turn an angle to the right of $9^{\circ}24'06''$ and run in a Northwesterly direction for a distance of 210.07 feet to an existing iron rebar being on the Southeast right of way line of Shelby County Road #333; thence turn an angle to the right of $125^{\circ}43'42''$ and run in a Northeasterly direction along the Southeast right of way line of Shelby County Road #333 for a distance of 229.99 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $89^{\circ}09'27''$ and run in a Southeasterly direction for a distance of 174.09 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $92^{\circ}41'56''$ and run in a Southwesterly direction for a distance of 109.94 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.