

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

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ 68,000.00 to the undersigned Grantor(s), Aaron D. Watson and Linda J. Watson, Husband and Wife, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Romualdo M. Loyola and Cleotilde Loyola (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A - Legal Description

Address of Property: 539 Smokey Road  
Alabaster, AL 35007

Described property to become the homestead of Grantees.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 58,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees 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 right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 30 day of September, 20 02.

By:

Aaron D. Watson  
Grantor

Linda J. Watson  
Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Aaron D. Watson and Linda J. Watson, Husband and Wife, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 2002.

Joleen A. England  
Notary Public  
Commission Expires: 02/25/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Romualdo M. Loyola  
Cleotilde Loyola  
539 Smokey Road  
Alabaster, AL 35007

**EXHIBIT A - LEGAL DESCRIPTION**

Commence at the SE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of commencement; thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for a distance of 42.21 feet to a point located on the North right of way margin of Shelby County Highway No. 12; said point being the point of beginning; thence run North 74 deg. 09 min. 26 sec. West along said right of way for a distance of 105.00 feet to an iron rod; thence run North for a distance of 420.00 feet to an iron rod thence run South 74 deg. 09 min. 26 sec. East for a distance of 105.00 feet to an iron rod located on said East line; thence run South along said line for a distance of 420.00 feet to the point of beginning; being situated in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.