

1090

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RICK W. ROUNSAVALL
304 HIGHWAY 306
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND and 00/100 (\$174,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, REX WATWOOD, A MARRIED PERSON DBA WATWOOD CONSTRUCTION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICK W. ROUNSAVALL, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21, ACCORDING TO THE MAP OF COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE FOLLOWING DESCRIBED ADDITIONAL LAND:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 21, COUNTRY VIEW ESTATES, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 21 A DISTANCE OF 171.68 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 138.32 FEET TO A POINT; THENCE 89 DEGREES 01' 17" LEFT AND RUN 126.95 FEET TO A POINT; THENCE TURN 90 DEGREES 49' 43" LEFT AND RUN 136.15 FEET TO A POINT; THENCE TURN 88 DEGREES 00' 00" LEFT AND RUN 127.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN REAL 96, PAGE 356; REAL 82, PAGE 741 AND REAL 335, PAGE 376, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE GRANTOR IS ONE AND THE SAME AS REX WATWOOD CONSTRUCTION - GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1999-47719.


SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$165,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, REX WATWOOD, A MARRIED PERSON DBA WATWOOD CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of March, 2002.



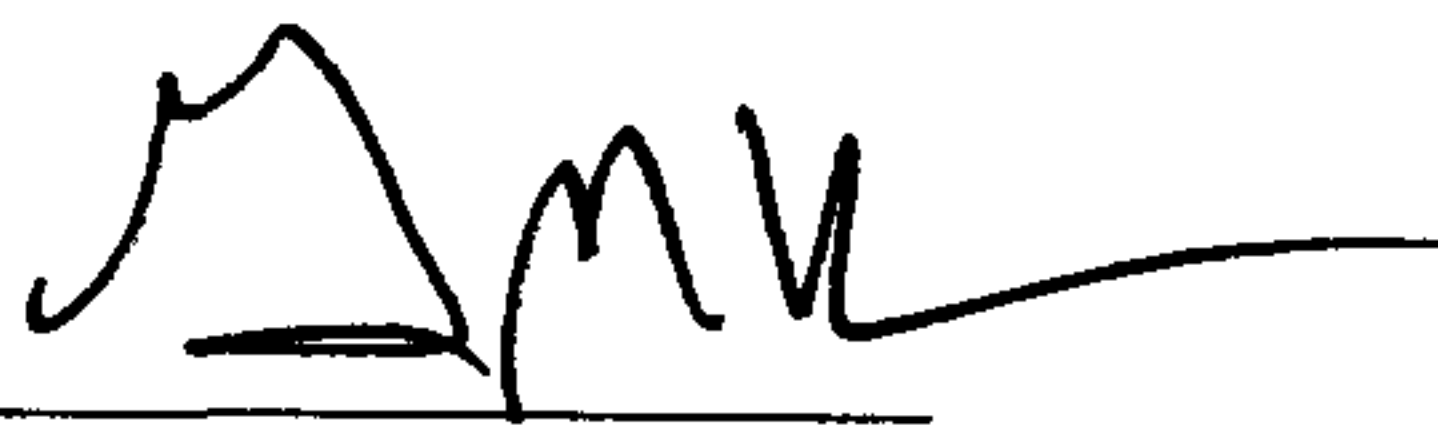
REX WATWOOD
DBA WATWOOD CONSTRUCTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that REX WATWOOD DBA WATWOOD CONSTRUCTION, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of March, 2002.



Notary Public

My commission expires: 9.29.02