

This instrument was prepared by

(Name) William R. Watkins

(Address) 1957 Hoover Ct. Suite 322, Diamond Head Building, Birmingham, AL. 35226

2004011300023710 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
01/13/2004 10:29:00 FILED/CERTIFIED

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

710,000.00

That in consideration of One Hundred Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stella H. Watkins, a married person is one in the same as Stella H. Ousley

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Imogene W. Holly a Life Estate with the remainder to Stella H. Watkins.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5 Block 2, according to the map and survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

1. The lien of all taxes for the year 2003 and thereafter.
2. Restrictions as recorded in Volume 272, Page 85, in the Probate Office of Shelby County.
3. Restrictions as recorded in Misc. Book 2, Page 390, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 273, Page 63, in the Probate Office of Shelby County, Alabama.
5. Building line as shown by Recorded Plat.
6. Rights of WAYS TO Alabama Power Company as recorded in Volume 101, Page 500; and Volume 101, Page 569, in said Probate Office of Shelby County, Alabama.
7. This is not the homestead of Stella H. Watkins.

TO HAVE AND TO HOLD to the said grantee, 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, their heirs and assigns, that I am (we) 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, have hereunto set hands(s) and seal(s), this day of, 19.

(Seal) (Seal) (Seal)

Stella H. Watkins (Seal) (Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Janet Killingsworth, a Notary Public in and for said County, in said State, hereby certify that Stella H. Watkins whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, A. D., 2004

Janet Killingsworth Notary Public