

✓ This instrument was prepared by  
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P.O. Box 119

Montevallo, AL 35115-0091

20041001000542670 Pg 1/1 69.00  
Shelby Cnty Judge of Probate, AL  
10/01/2004 09:22:00 FILED/CERTIFIED

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Ida M. Watson

(Address) 103 Shaw Villas  
Montevallo, AL  
35115

Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY EIGHT THOUSAND DOLLARS AND 00/100 (\$58,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ruth Davis Terrell, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ida M. Watson** (herein referred to as Grantee, whether one or more), as tenants in common, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 1, according to the survey of Shaw Villas, Phase 1, a Residential Townhome Community, as recorded in Map Book 14, Page 56, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

**SUBJECT TO:**

- **Taxes for 2005 and subsequent years. 2005 ad valorem taxes are a lien but not due and payable until October 1, 2005.**
- **Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **Transmission line permits to Alabama Power Company as recorded in Real Book 333, Page 182; Real Record 291, Page 1; Deed Book 91, Page 113 in Probate Office.**
- **Right of way to Shelby County as recorded in Deed Book 74, Page 90, in Probate Office.**
- **Restrictions as recorded in Real Record 299, Page 688 and amended restrictions recorded in Inst. No. 1996-25544 in Probate Office.**
- **15-foot general use easement over the South side including pedestrian access and 18-foot general use easement over the North side, including pedestrian access as shown on recorded map.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 90, Page 63, in Probate Office.**

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 grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 29<sup>th</sup> day of Sept., 2004.

Ruth Davis Terrell  
RUTH DAVIS TERRELL

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ruth Davis Terrell**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of Sept., 2004.

[Signature]  
Notary Public

My commission expires: 8/13/05