

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

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ **127,500.00** to the undersigned Grantor(s), **Judy Ann Hawkins, an unmarried woman**, 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 **Aaron D. Watson and Linda J. Watson** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A"**

**Address of Property: 523 12<sup>th</sup> Street NW**  
**Alabaster, Alabama 35007**

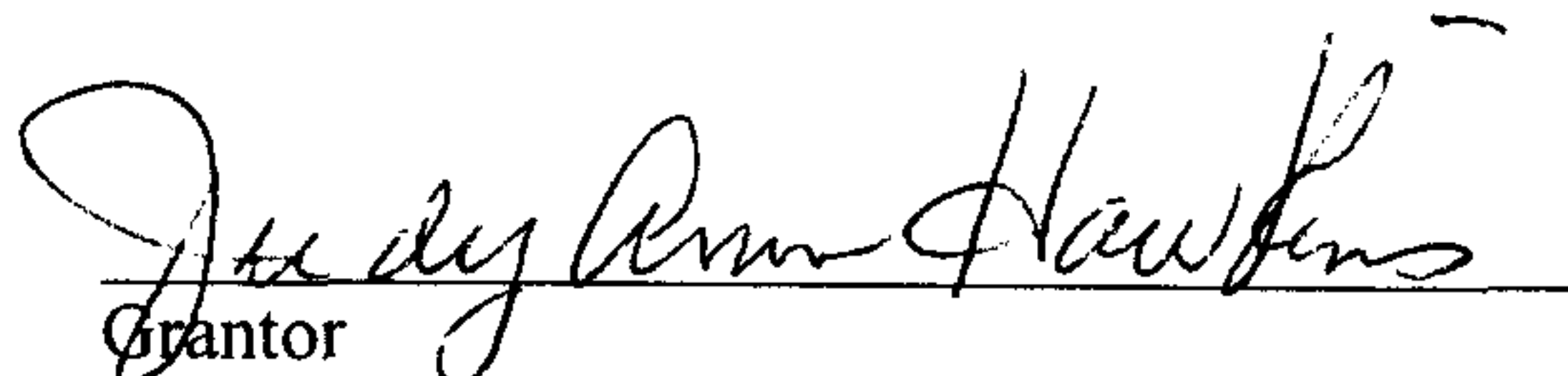
Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ **114,750.00** 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 1<sup>st</sup> day of March, 2005.

By:

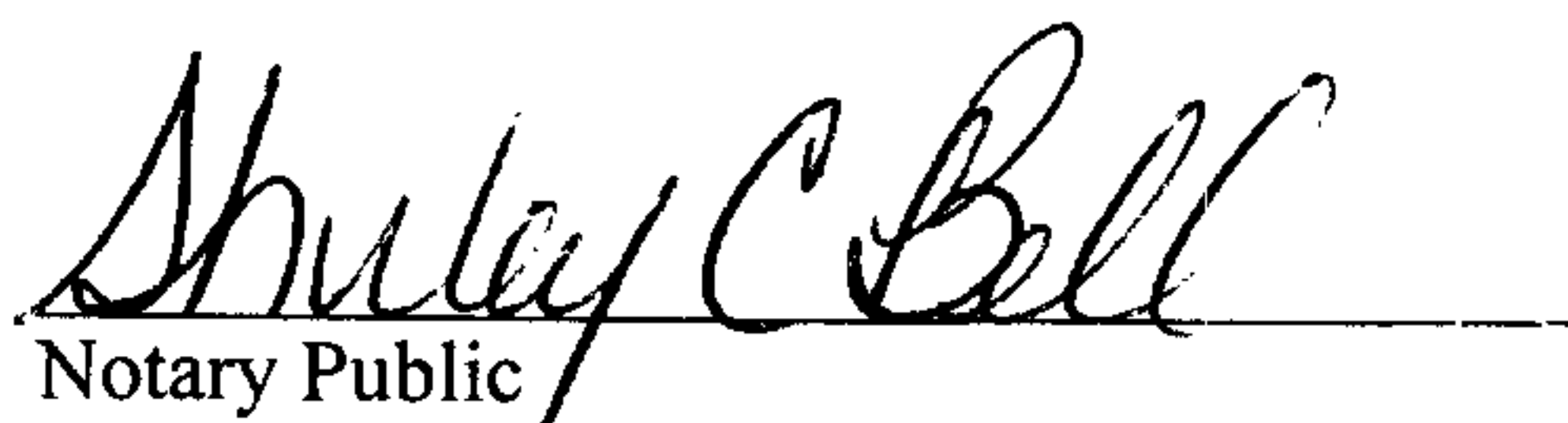
  
Grantor

\_\_\_\_\_  
Grantor

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Judy Ann Hawkins, an unmarried woman**, 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 1<sup>st</sup> day of March, 2005.

  
Notary Public

Commission Expires: 10/19/2008

**This Instrument Prepared By:**

Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**

Aaron D & Linda W. Watson  
523 12<sup>th</sup> Street NW  
Alabaster, Alabama 35007

**Part of the NE 1/4 of the SE 1/4, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the Southwest corner of said NE 1/4 of SE 1/4, run North along the East line of said 1/4-1/4 section for a distance of 180 feet to the point of beginning; thence continue North along the same course for a distance of 167 feet; thence turn an angle to the left of 88 deg. 49 min. and run West parallel with the South line of said 1/4-1/4 section for a distance of 190 feet; thence turn an angle to the left of 91 deg. 11 min. and run South parallel with the East line of said 1/4-1/4 section for a distance of 167 feet; thence turn an angle to the left of 88 deg. 49 min. and run East for a distance of 190 feet to the point of beginning.**

**Also:**

**Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West and run Northerly along the East boundary line of said 1/4-1/4 section 347.0 feet to the point of beginning of the land herein described; thence continue Northerly along the East boundary line of said 1/4-1/4 section 106.0 feet; thence turn an angle of 90 degrees 50 minutes to the left and run Westerly 175.0 feet; thence turn an angle of 86 degrees 21 minutes to the left and run Southerly 100.0 feet; thence turn an angle of 91 degrees 39 minutes to the left and run Easterly 180.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West.**