SEND TAX NOTICE TO: ANNA D. AND BART E. WOOD
2517 CHANDABROOK CIRCLE
PELHAM, ALABAMA 35124

20050304000104300 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
03/04/2005 15:28:00 FILED/CERTIFIED

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $184,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **TODD WATSON and CHRISTIE WATSON, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ANNA D. WOOD and BART E. WOOD,** (herein referred to as GRANTEE(S)for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contigent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama,** to-wit:

LOT 286, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

$184,500.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their heirs and assigns of such survivor forever, together with every contigent remainder and right of reversion.

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 are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of February, 2005.

Todd Watson by Christie Watson AIF (L.S.)
TODD WATSON
BY: CHRISTIE WATSON, ATTORNEY IN FACT
Christie Watson (L.S.)
CHRISTIE WATSON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE HEREBY CERTIFY THAT CHRISTIE WATSON, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR TODD WATSON SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DATE THAT BEING INFORMED OF THE CONVEYANCE, SHE, INDIVIDUALLY AND IN HER CAPACITY AS ATTORNEY IN FACT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTAIRLY ON THE DATE THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL THIS THE 23RD DAY OF FEBRUARY , 2005.

NOTARY PUBLIC

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT IS PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY AND ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243