200507010000331360 1/2 \$15.00 Shelby Cnty Judge of Probate, AL

This instrument was prepared by: HARRY W. GAMBLE 105 Owens Parkway, Suite B Birmingham, Alabama 35244

Send tax notice to: Shelby Cnty Judge of Probate, AL 07/01/2005 03:21:51PM FILED/CERT 3 Wildwood Way
Calera, Alabama 35040

## STATE OF ALABAMA COUNTY OF SHELBY

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINTY FOUR THOSAND AND NO/100 DOLLARS (\$194,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **ALAN G. WATTS AND TAMI A. WATTS, HUSBAND AND WIFE,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM M. DIAZ AND DAPHANIE P. DIAZ,** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 107, according to the Survey of Country View Estates, Phase II, as recorded in Map Book 13, Page 137, in the Probate Office of Shelby County, Alabama.

## Subject to:

1)Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2)Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions appearing of record in Real 82, Page 741, Real 335, Page 376 and Real 371, Page 491, in the Probate Office of Shelby County, Alabama.

\$194,000.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

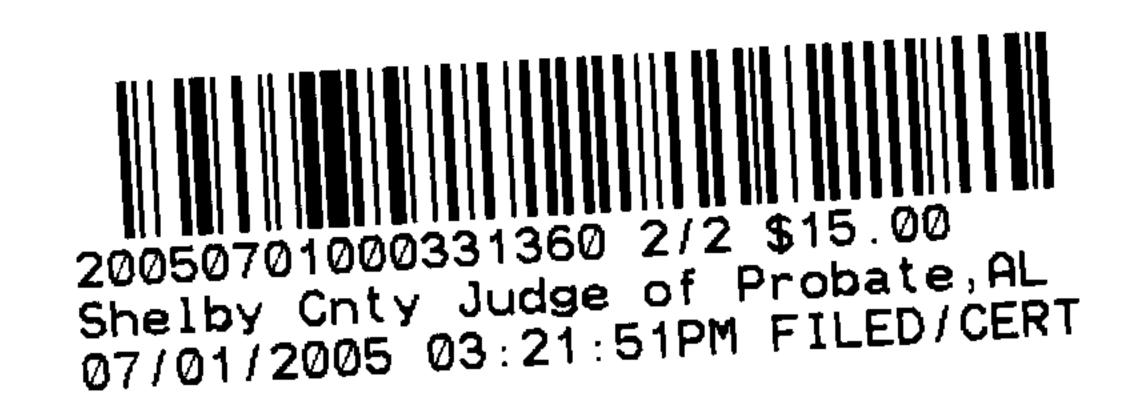
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated above; that I (we) 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 grantees, 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 28th day of June, 2005.

Alah G. Watts

Fami A. Watts

(SEAL)



## STATE OF ALABAMA COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that ALAN G. WATTS AND TAMI A. WATTS, HUSBAND AND WIFE, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2005.

Notary Public
My Commission Expires: 3//08