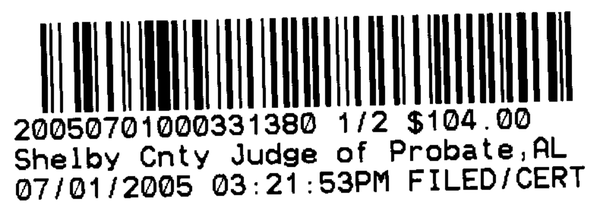
This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
2004 Long Branch Circle
Calera, Alabama 35040


20050701000331380 1/2 $104.00
Shelby Cnty Judge of Probate,AL
07/01/2005 03:21:53PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY ONE THOUSAND AND NO/100 DOLLARS ($221,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **SHELBY HOMEBUILDERS, INC.** herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ALAN G. WATTS AND TAMELA A. WATTS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 106, according to the Survey of Final Plat Long Branch Estates, Phase 1, as recorded in Map Book 34, page 66, 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) Option to purchase and Restrictions recorded in Instrument 20041222000697420, in the Probate Office of Shelby County, Alabama (b) Restrictions appearing of record in 20040811000450550 and Instrument 20050119000028960, in the Probate Office of Shelby County, Alabama (c) Right of first offer, ingress, egress easement, memorandum of supply agreement and mineral and mining rights and rights incident thereto recorded in Instrument 2000-4450, in the Probate Office of Shelby County, Alabama (d) Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552, in the Probate Office of Shelby County, Alabama.

$131,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

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.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Shelby Homebuilders, Inc. which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

28 In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of June, 2005.

Shelby Homebuilders, Inc.

By: _____ (SEAL)
Robert Johnson
It's: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **ROBERT JOHNSON**, whose name as **PRESIDENT** of **SHELBY HOMEBUILDERS, INC.** 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 28 day of June, 2005.

(SEAL)

Notary Public
My Commission Expires: 3/1/08

20050701000331380 2/2 $104.00
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Shelby County, AL 07/01/2005
State of Alabama

Deed Tax:$90.00