

## WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Three Thousand Three Hundred Seventy-Eight and no/100 Dollars (\$103,378.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, JOSHUA MARK WATSON and wife, TIFFANI BROOKE BASS (now known as Tiffani Brooke Watson) (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BLAKLEY N. MOORE and DOUGLAS C. MOORE (herein referred to as "Grantees"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 139-A, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2006 and subsequent years not yet due and payable.

\$101,780.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Tiffani Brooke Bass is one and the same person as Tiffani Brook Watson.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15<sup>th</sup> day of November 2005.

(GRANTOR) Joshua Mark Watson

(GRANTOR) Tiffani Brooke Bass
(now known as Tiffani Brooke Watson)

STATE OF ALABAMA

JEFFERSON COUNTY

(GRANTOR) Joshua Mark Watson

(JUNION DONE)

(GRANTOR) Tiffani Brooke Bass
(now known as Tiffani Brooke Watson)

Shelby County, AL 11/18/2005 State of Alabama

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Deed Tax:\$2.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Joshua Mark Watson and Tiffani Brooke Bass (now known as Tiffani Brooke Watson) whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

NOTARY

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Given under my hand and official seal, this the 15<sup>th</sup> day of November, 2005.

NOTARY PUBLIC Anne R. Strickland My Commission Expires: 5/10/09

THIS INSTRUMENT PREPARED BY: Anne R. Strickland, Attorney at Law 3330 Stadium Trace Parkway, Suite 250 Birmingham, Alabama 35244