20060710000329990 1/2 $144.00
Shelby Cnty Judge of Probate,AL
07/10/2006 04:02:56PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Riley & Riley, P.C.
1950 Stonegate Drive Suite 150
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
Jon F. Kral and Vicki W. Kral
1001 Molay Circle
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty Thousand and no/100 Dollars ($350,000.00) to **SARAH B. WATSON, an unmarried woman, is the surviving grantee of that deed recorded in Instrument No. 1997-7436, in the Probate Office of Shelby County; the other grantee Robert G. LeBlanc, having died on or about April 14, 2005.** (the "Grantor"), in hand paid by **JON F. KRAL and VICKI W. KRAL,** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 8, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2006 and subsequent years, not yet due and payable.

2. Municipal improvements, assessments and fire district dues against subject property, if any.

3. Building and setback lines of 35 feet as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama.

4. 7.5 foot easement along rear lot line as per plat.

5. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1995-1881, in the Probate Office of Shelby County, Alabama.

6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways and Liberty Parkway, all as more particularly described in the Covenants.

TO HAVE AND TO HOLD unto Grantees, subject to the matters described above, for and during their joint lives as joint tenants 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 Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid, and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

$220,000.00 of the above recited purchase price was paid by mortgage loan closed simultaneously herewith.

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IN WITNESS WHEREOF, Grantor, **SARAH B. WATSON,** has caused this conveyance to be executed as of the 30th day of June, 2006.

SARAH B. WATSON

Shelby County, AL 07/10/2006
State of Alabama

Deed Tax:$130.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **SARAH B. WATSON**, whose name 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, she, executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2006.

KRISTY LIGGAN RILEY
NOTARY PUBLIC
COMMISSION EXPIRES
OCTOBER 1, 2009
STATE OF ALABAMA AT LARGE

Notary Public
My Commission expires: 10-1-09