INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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P/O. Box 23

Montevallo, AL 35115

(205)665-7660

Send Tax Notice to: Watts Properties, LLC (Address) 352 Dogwood Trail Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE

CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, HARVEY GREGORY WATTS and wife, LARA J. WATTS, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto WATTS PROPERTIES, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of NW ¼ of Section 21, Township 22 South, Range 3 West, and being a part of Lots 1 and 2, Block "L" of Lyman's Addition to Montevallo and more exactly described as follows: Begin at the Northeast corner of Lot 1, Block "L" of Lyman's Addition to Montevallo and at an angle of 90 degrees to left from the Southwest boundary of Moody Street and along the Northwest limits of said Lot 1, Block "L", proceed a distance of 100.0 feet to the Northeast corner of Lot 2, Block "L"; thence continue in the same straight line and along the Northwest boundary of said Lot 2, Block "L" a distance of 38.6 feet; thence at an angle of 87 degrees 49 minutes to the left a distance of 100.1 feet; thence at an angle of 92 degrees 11 minutes to the left a distance of 42.4 feet to the Southwest boundary of said Lot 1, Block "L"; thence continue in the same straight line 100.0 feet to Southwest boundary of Moody Street; thence at an angle of 90 degrees to left and along the Southwest boundary of Moody Street, a distance of 100.0 feet to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2007 and subsequent years. 2007 ad valorem taxes are a lien but not due and payable until October 1, 2007.
- Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Easement for sewer line to Town of Montevallo, across a portion of said lot as recorded in Deed Book 219, Page 885, in Probate Office.
- Transmission line permits to Alabama Power Company as recorded in Real Record 041, page 856, in Probate Office.

SOURCE OF TITLE: Warranty Deed, Jointly for Life with Remainder to Survivor recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20030522000318420.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 free from all 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 grantee, 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 $\frac{800}{100}$ day of

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HARVEY GREGORY WATTS and LARA J. WATTS 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the

Notary Publid 'Commission Expires:

State of Alabama

Deed Tax: \$10.00