

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jerry Kidd

Columbiana, AL 35051

PO Box 1805
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:



20070313000113600 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
03/13/2007 03:29:25PM FILED/CERT

SHELBY COUNTY

That in consideration of Twenty Five Thousand dollars and Zero cents (\$25,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William R. Watkins and wife, Stella H. Watkins, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jerry Kidd (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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 GRANTEES, 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 noted 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th day of February, 2007.

(SEAL)

William R. Watkins (SEAL)

(SEAL)

Stella H. Watkins (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William R. Watkins and wife, Stella H. Watkins whose names 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 7th day of February, 2007.

Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 03/13/2007
State of Alabama

Deed Tax: \$25.00



EXHIBIT A

Part of the Southwest Quarter of the Southeast Quarter, Section 36, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the SE corner of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 86 degrees 40 minutes 28 seconds West along the South line of said Section a distance of 1995.82 feet; thence North 0 degrees 03 minutes 18 seconds West a distance of 1337.33 feet; thence South 87 degrees 29 minutes 36 seconds West a distance of 369.00 feet to the point of beginning; thence continue along the last described course a distance of 100.60 feet; thence South 0 degrees 03 minutes 18 seconds East a distance of 210.00 feet; thence South 87 degrees 29 minutes 36 seconds West a distance of 62.00 feet; thence South 0 degrees 03 minutes 18 seconds East a distance of 138.00 feet; thence North 87 degrees 29 minutes 36 seconds East a distance of 162.60 feet; thence North 0 degrees 03 minutes 18 seconds West a distance of 348.00 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated May 22, 2001.