THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Mr. & Mrs. Timothy C. Watkins
193 River Birch Trail
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

20070418000179140 1/2 $148.00
Shelby Cnty Judge of Probate, AL
04/18/2007 10:41:00AM FILED/CERT

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED SIX THOUSAND ONE HUNDRED FORTY ONE AND NO/100----------DOLLARS ($306,141.00)**, to the undersigned grantor, **SHELBY BUILDING SYSTEMS, LLC,** an Alabama Limited Liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **TIMOTHY C. WATKINS and wife, LYNDA L. WATKINS,** (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 705, according to the Map and Survey of Windstone, VII, as recorded in Map Book 35, Page 116, in the Probate Office of Shelby County, Alabama.

$172,500.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

LESS AND EXCEPT:

1. 25-foot building setback line along the front of lot as shown on the recorded map of said subdivision.
2. Covenants, conditions, and restrictions (provisions, if any, based on race, color religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20060202000054960 and supplemented in Instrument #20060202000054950, and those contained in deed recorded in Instrument #20060125000040960.
3. Permits to Alabama Power Company recorded in Deed Book 221, Page 634.
4. Reservation of mineral and mining rights in the instrument recorded in Deed Book 150, Page 484 and Deed Book 307, Page 487, together with the appurtenant rights to use the surface. The Company makes no representations as to the present ownership of this interest.
5. Covenants and restrictions as recorded in Instrument #20060208000066060.
6. Annexation to City of Chelsea recorded in Instrument #20040108000014370.
7. Ordinance to City of Pelham recorded in Instrument #20050209000065970.
8. Easement as recorded in Real Book 285, Page 938.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives 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 said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Member, **Stan Bruce**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 13th day of April, 2007.

SHELBY BUILDING SYSTEMS, LLC.

BY: Stan Bruce
Stan Bruce, Member

SEE ATTACHED FOR NOTARY ACKNOWLEDGMENT

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stan Bruce, whose name as Member of Shelby Building Systems, LLC, an Alabama limited liability company, 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, he as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 13th day of April, 2007.

Notary Public

My Commission Expires: 10608

Shelby County, AL 04/18/2007
State of Alabama

Deed Tax:$134.00