20070425000190130 1/2 $100.00
Shelby Cnty Judge of Probate,AL
04/25/2007 08:40:26AM FILED/CERT

Shelby County, AL 04/25/2007
State of Alabama

Deed Tax:$86.00

This Instrument Was Prepared By:
Holliman & Shockley
2491 Pelham Pkwy
Pelham, Al 35124

$343,990.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,Crescent City Homes, Inc.,an Alabama Corporation, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto WILLIAM WATTS and TARA WATTS, husband and wife, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 482 according to the Survey of STONEYKIRK AT BALLANTRAE PHASE IV as recorded in Map Book 37, Page 16, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$257,992.00 was paid from a first mortgage recorded herewith.

Send Tax Notice to:

1473 STONEYKIRK RD

Pelham, Alabama 35124

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during

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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 and its successors and assigns covenants with the said GRANTEES,their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,the undersigned has hereunto set its signature by Sean Dassau its President on this the 16 day of APRIL ,2007.

Crescent City Homes, Inc.

Sean Dassau, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sean Dassau as President of Crescent City Homes, Inc. 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16 day of APRIL, 2007.

Notary Public

My Commission Expires:
08/29/10

MAN & SHOCKLEY
ORNEYS AT LAW
PELHAM PARKWAY
ALABAMA 35124