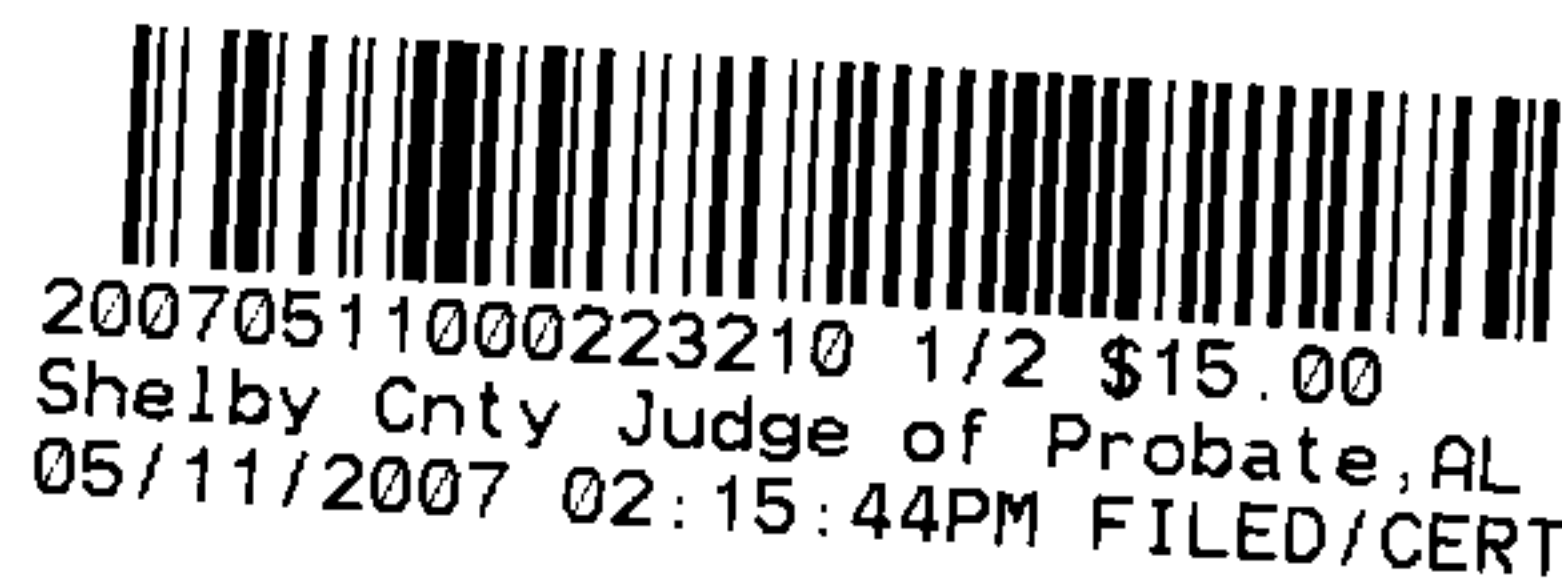


Prepared By:  
Streamline Title Services  
3231 Veteran's Circle  
Birmingham, AL 35235

AFTER RECORDING RETURN TO:  
HENRY J. RODDA  
930 HWY 32  
COLUMBIANA, AL 35051

STATE OF ALABAMA  
COUNTY OF SHELBY



WARRANTY DEED

This WARRANTY DEED, dated 4/25/07 by SCOTTIE DALE WATTS and KANDLE WATTS, hereinafter called the GRANTOR, to HENRY J. RODDA and STEPHANIE Y. RODDA, husband and wife, hereinafter called the GRANTEE (whether one or more):

(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

KNOW ALL MEN BY THESE PRESENTS: That the GRANTOR, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the GRANTEE, 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, AL, to wit:

See Exhibit A attached Herewith and Incorporated Herein

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, Unto the said GRANTEE, 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 his, her or their heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

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 of said land in fee simple; that they are free from all incumbrances, unless otherwise noted above; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same to the GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Scottie Dale Watts  
SCOTTIE DALE WATTS  
Kandle Watts  
KANDLE WATTS

STATE OF Alabama  
COUNTY OF Shelby

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTTIE DALE WATTS and KANDLE WATTS whose name is signed to the foregoing conveyance, and who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the date of 4/25/07 .

(SEAL)

Julie Crosier  
Notary Public  
Print Name: Julie Crosier  
My Commission Expires: JAN 24 2010

## EXHIBIT "A"

A parcel of land being situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 12; thence run South along the East line of same a distance of 870.3 feet to the point of beginning of said parcel; thence continue south along same line a distance of 462.30 feet to the SE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence turn an interior angle of  $90^{\circ}12'$  and proceed West along the South line of  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 658.20 feet; thence turn an interior angle of  $89^{\circ}25'$  and proceed North a distance of 236.33 feet; thence turn an interior angle of  $90^{\circ}00'$  and proceed East a distance of 258.27 feet, thence turn an interior angle of  $210^{\circ}23'$  and proceed in a Northeasterly direction a distance of 460.00 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.

Also a 30.0 foot wide access and maintenance easement the centerline described as follows: Begin at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 12, thence proceed South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 666.3 feet, thence turn an angle to the right of  $89^{\circ}39'$  and proceed West a distance of 15.0 feet to the centerline of said easement and point of beginning, thence turn an angle to the left of  $89^{\circ}39'$  and proceed South and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 212.7 feet to the end of said easement. Lying and being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
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