

This Instrument Was Prepared By:
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Ben W. McCrory
330 Parkway Circle East
Montevallo, AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

20070807000367410 1/1 \$28.00
Shelby Cnty Judge of Probate, AL
08/07/2007 11:47:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Eleven Thousand and 00/100 Dollars (\$111,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Laura Lynn Watts and husband, Greg Watts**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ben W. McCrory, a married person**, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 4, in Block N, according to Lyman's Addition to the Town of Montevallo as recorded in Map Book 3, Page 27, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF REGIONS MORTGAGE, IN THE SUM OF \$94,350.00.


Note: This property does not constitute homestead property for the Grantor nor the Grantee.

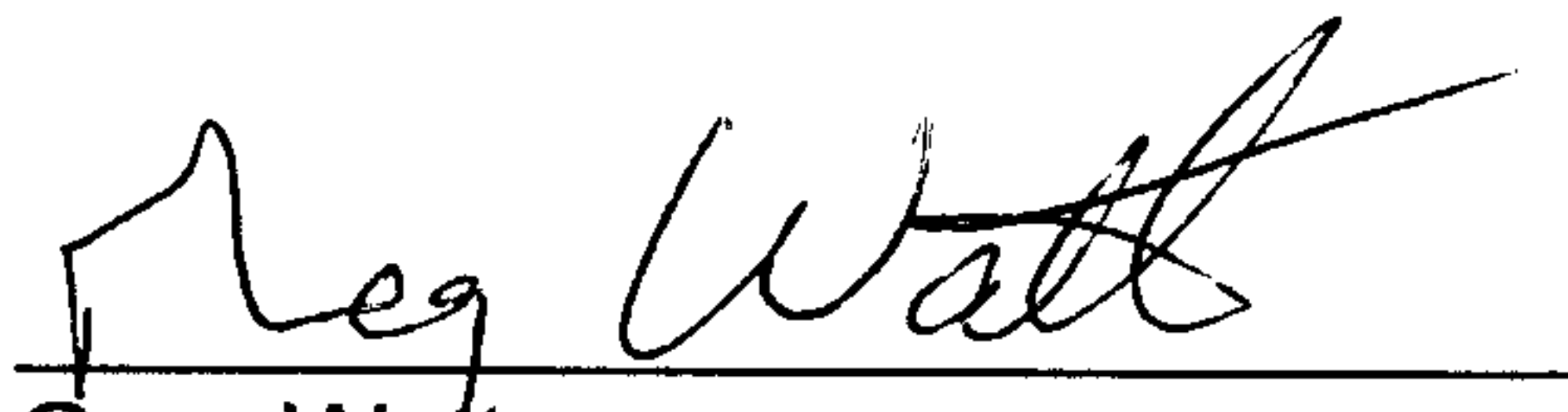
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 3rd day of August, 2007.

GRANTOR

 (L.S.)
Laura Lynn Watts

 (L.S.)
Greg Watts

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

Shelby County, AL 08/07/2007
State of Alabama
Deed Tax: \$17.00

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Laura Lynn Watts and Greg Watts*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3rd day of August, 2007.


NOTARY PUBLIC

My Commission Expires: 5/13/2008