

Send tax notice to:

MICHAEL K. WATKINS
115 GRIFFIN DRIVE
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007306

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Four Thousand and 00/100 and 00/100 Dollars (\$184,000.00) in hand paid to the undersigned, RICHARD ALLEN ARGO and PATRICIA ANN ARGO, husband and wife (hereinafter referred to as "Grantor") by MICHAEL K. WATKINS (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF ROYAL PINES, PHASE II, AS RECORDED IN MAP BOOK 15, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$174,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



20070808000370220 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
08/08/2007 10:41:58AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 3rd day of August, 2007.

RICHARD ALLEN ARGO

PATRICIA ANN ARGO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RICHARD ALLEN ARGO and PATRICIA ANN ARGO, whose name is/are
signed to the foregoing instrument, and who is/are known to me, acknowledged before me
on this day, that, being informed of the contents of the said instrument, he/she/they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2007.


Notary Public

Print Name: *Charles D. Stewart, Jr.*

Commission Expires: *4-13-08*

Shelby County, AL 08/08/2007
State of Alabama

Deed Tax: \$10.00