

SEND TAX NOTICE TO:

(Name) Roy and Mary L. Hixson Living Trust

(Address) 1033 4th Avenue SW
Alabaster, AL 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC

2090 Columbiana Rd.

(Address) Birmingham, AL 35216

Form 1-1-27 Rev. 2-00

WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA



20070927000453250 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
09/27/2007 10:17:45AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One hundred sixty thousand and no/100 (\$100,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Wayne Edward Watts and his wife Alice Caron Watts

herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Roy Hixson and Mary L. Hixson as Trustees of the Roy and Mary L. Hixson Living Trust

(herein referred to as grantee, whether one or more), the following described real estate situated in

Shelby

County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

Shelby County, AL 09/27/2007
State of Alabama

Deed Tax: \$160.00

TO HAVE AND TO HOLD to the said grantee, his heirs or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, and that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hands and seals, this 14

day of September, 2007.

(Seal)

(Seal)

(Seal)

Wayne Edward Watts

WAYNE EDWARD WATTS

Alice Caron Watts

ALICE CARON WATTS

General Acknowledgment

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Edward Watts and his wife Alice Caron Watts, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of September, 2007 A. D., 20

Patricia K. Martin

Notary Public.



20070927000453250 2/2 \$175.00
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EXHIBIT A

Lot 3 of Sector 1 of the Resurvey of the First Addition to the J.G. Lacey Subdivision. As recorded in Map Book 4, page 58, in the Probate Office of Shelby County, Alabama, and being a part of the N1/2 of SW 1/4 of NW 1/4, Section 2, Township 21 South, range 3 West.

Also, Lot 4, Sector 1, Resurvey of First Addition to the J.G. Lacey Subdivision, in Section 2, Township 21 South, Range 3 West.

Also, begin at the SW corner of Lot 3, Sector One of the Resurvey of the First Addition to the J.G. Lacey Subdivision as recorded in Map Book 4, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama; thence East along the South line of lots 3 and 4 of said Survey a distance of 201.49 feet to the SE corner of Lot 4; thence turn an angle to the right of 78 deg. 51 min. 30 sec., and run South a distance of 20.38 feet to a point on the North line of Lot 7, Sector Two, Resurvey of First Addition to the J.G. Lacey Subdivision as recorded in Map Book 5, Page 8, in the Office of the probate Judge of Shelby County, Alabama, which is 141.06 feet West of the NE corner of said Lot 7; thence West along the North line of part of lot 7, all of Lot 8 and part of Lot 9 of the said Second Sector a distance of 198.96 feet to a point 50 feet West of the NW corner of lot 8; thence turn an angle to the right of 88 deg. 00 min. and run North a distance of 20.01 feet to the point of beginning. The previously described tract being a part of the Private Drive shown as Part of Lot 9, second Sector Resurvey of First Addition to J.G. Lacey Subdivision.