

20080401000131720 1/2 \$338.50
Shelby Cnty Judge of Probate, AL
04/01/2008 02:13:21PM FILED/CERT

Shelby County, AL 04/01/2008
State of Alabama

Deed Tax: \$324.50

SEND TAX NOTICE TO:

**Ashley O. Grissom and Clark C.
Grissom
2417 Maury Drive
Hoover, Alabama 35242**

This instrument was prepared by:

Shannon E. Price, Esq.

P. O. Box 19144

Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Four Thousand Five Hundred dollars & no cents (\$324,500.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **David A. Watts and wife, Regina M. Watts** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Ashley O. Grissom and husband, Clark C. Grissom** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 72, 2ND SECTOR, ACCORDING TO THE SURVEY OF ALTADENA WOODS, 2ND AND 5TH SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 54 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

- 1.) 35' building line from Maury Drive, right of ways, 10' easement on N, NE and S sides, restrictions, reservations and conditions, if any, as recorded in Map Book 10, Page 54.
- 2.) Release of damages as recorded in Real Volume 104, Page 384.
- 3.) Transmission Line Permit to Alabama Power Company recorded in Deed Book 139, Page 571 and Real Record 114, Page 103.
- 4.) Covenants and restrictions as recorded in Real Record 98, Page 727.
- 5.) Agreement with Alabama Power Company as recorded in Real Record 117, Page 611 and re-recorded in Real Record 140, Page 725.
- 6.) Easement to underground cables as recorded in Real Record 117, Page 614.
- 7.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 454.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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; 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **March 27, 2008**

David A. Watts (Seal)
David A. Watts

Regina M. Watts (Seal)
Regina M. Watts

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

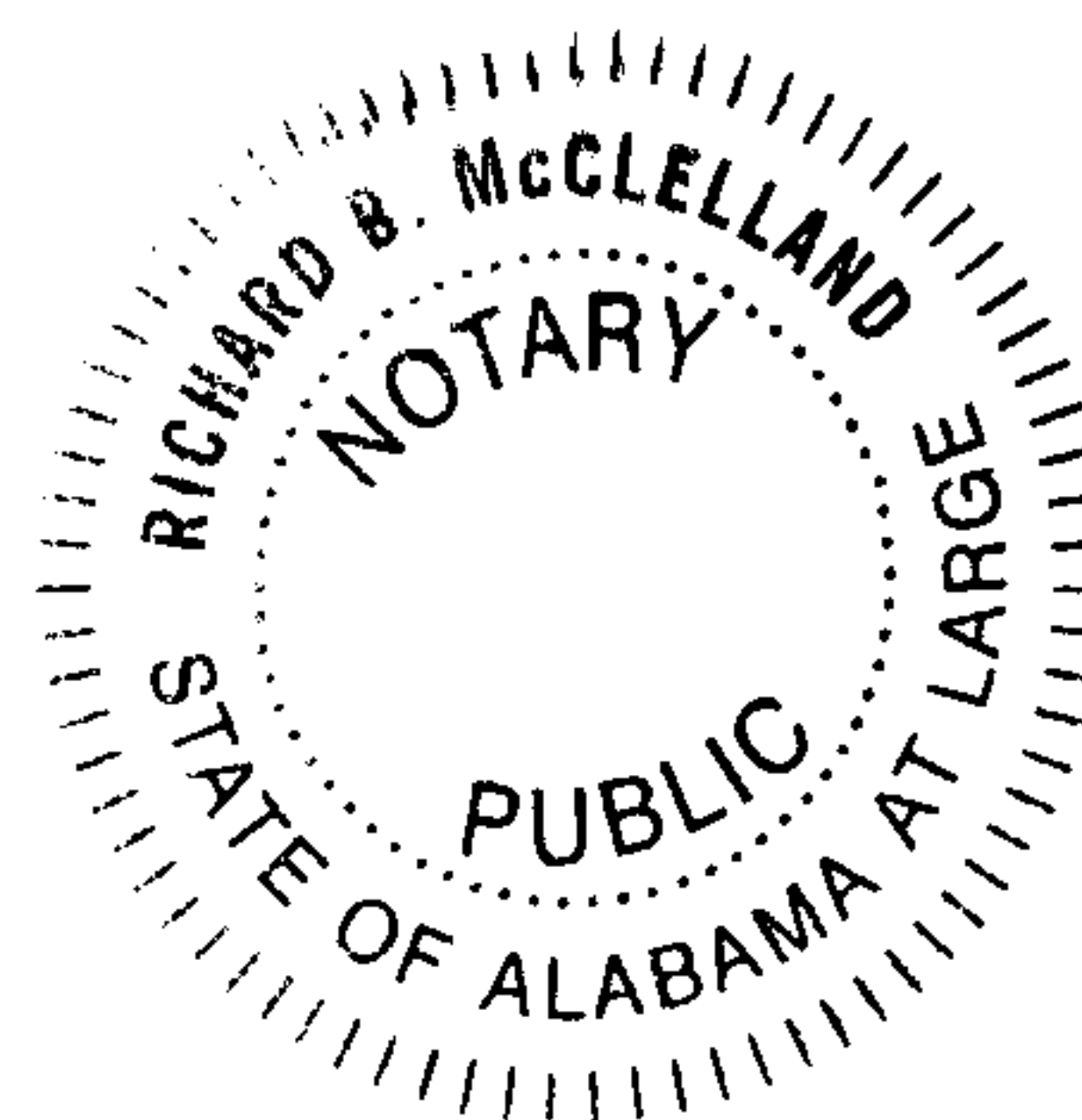
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David A. Watts and wife, Regina M. Watts, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **27th** day of **March, 2008**.

Richard B. McClelland
Notary Public.

(Seal)

Richard B. McClelland
Commission Expires: 10-19-2010



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