

20080401000131780 1/1 \$61.00  
Shelby Cnty Judge of Probate, AL  
04/01/2008 02:21:28PM FILED/CERT

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

Deed Tax: \$50.00

**SEND TAX NOTICE TO:**

David A. Watts and Regina M. Watts  
212 Mountain Lake Trail  
Alabaster, Alabama 35007

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Jefferson**

That in consideration of **One Hundred Ninety Seven Thousand Five Hundred dollars & no cents (\$197,500.00)**

To the undersigned grantor, **Red Mountain Bank, N.A.**, A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **David A. Watts and wife, Regina M. Watts** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**LOT 33, ACCORDING TO THE SURVEY OF MOUNTAIN LAKE, AS  
RECORDED IN MAP BOOK 31, PAGE 129, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2008 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

**\$147,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

Subject to:

- 1.) Taxes for the year 2008.
- 2.) 20-foot setback line from Mountain Lake Trail, easements, and restrictions as shown on recorded Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.
- 3.) Restrictive covenant for sanitary sewer system as recorded in Instrument # 20040908000501170
- 4.) Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument # 20050510000224130.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Chief Credit Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this March 27, 2008.

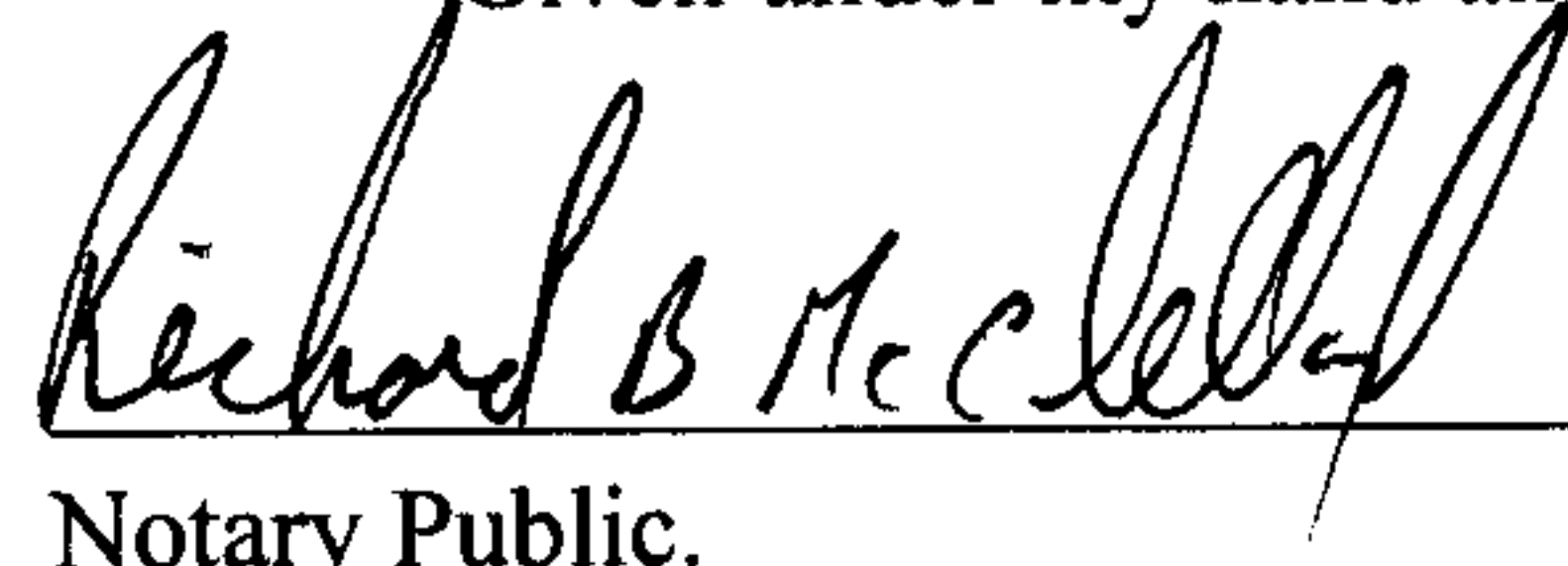
**Red Mountain Bank, N.A.**

By:   
**Bruce Sargent, Chief Credit Officer**

**STATE OF Alabama  
COUNTY OF Jefferson**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bruce Sargent** whose name as **Chief Credit Officer, of Red Mountain Bank, N.A.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

  
Notary Public.

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

**CORPORATION FORM WARRANTY DEED,  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
Closers' Choice

