

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Owen Kahn Watkins
60 Chelsea Corners #160
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Nine Thousand Five Hundred dollars and Zero cents (\$79,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rose Smith, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Owen Kahn Watkins and Kayce Clayton Watkins (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

Rose Smith is the surviving grantee in that certain deed recorded in Inst.#20040623000342910 in the Probate Office of Shelby County, Alabama; the other grantee, Robert G. Smith is deceased having died on the 18 day of OCTOBER 2004.

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of July, 2008.

_____ (Seal)	<u>Rose Smith</u> (Seal)
_____ (Seal)	Rose Smith
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF CALIFORNIA

} General Acknowledgment

COUNTY OF ORANGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose Smith whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July 2008.

[Signature]
Notary Public
My Commission Expires: 12.3.11

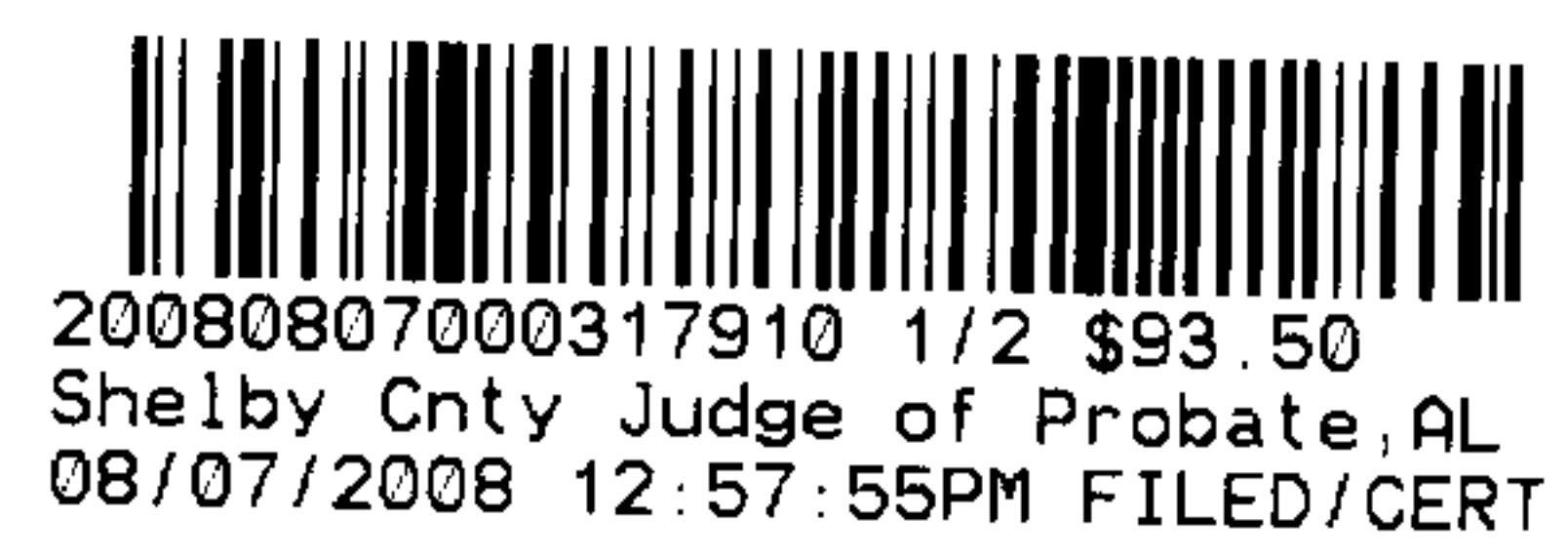
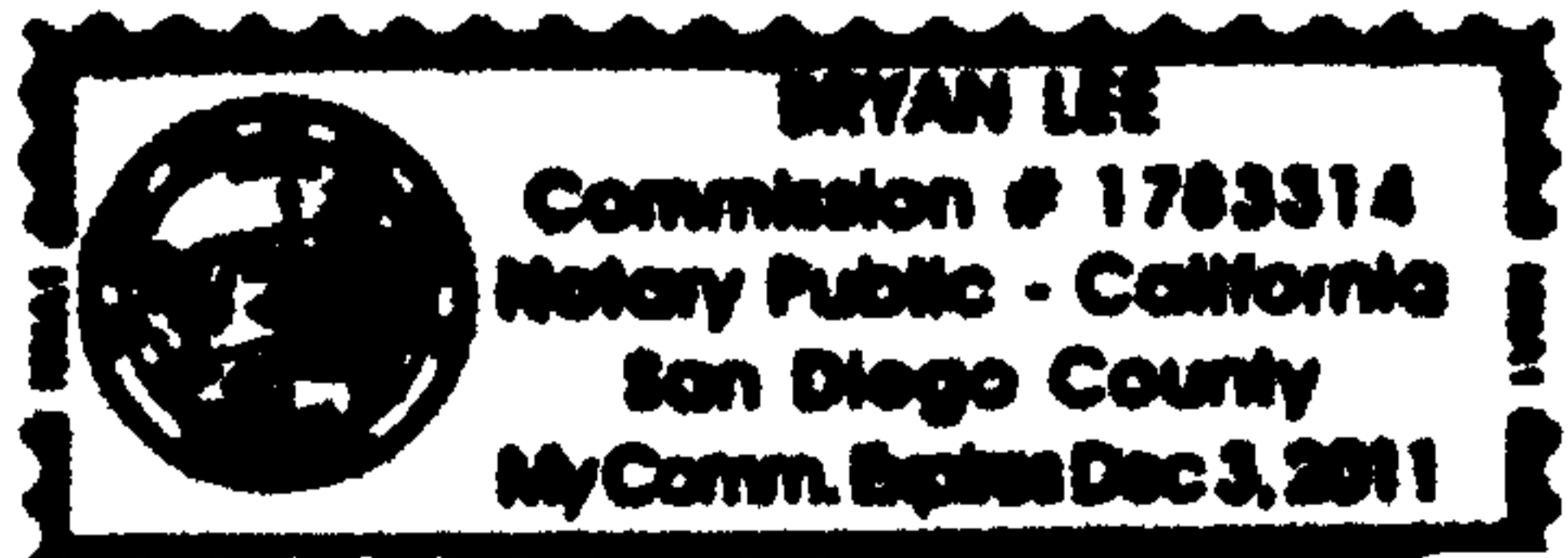


EXHIBIT A

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 89 degrees 48 minutes 50 seconds West along and immediately North of an existing fence line and along the North line of said Quarter-Quarter a distance of 664.50 feet to a found pipe corner; thence run South 00 degrees 11 minutes 31 seconds East along and immediately West of an existing fence line a distance of 728.42 feet to a found pipe corner; thence run North 89 degrees 11 minutes 20 seconds East along and immediately South of an existing fence line a distance of 662.12 feet to a set rebar corner at a fence corner on the East line of said Quarter-Quarter Section; thence run North 00 degrees 00 minutes 00 seconds East along said Section line a distance of 721.59 feet to the point of beginning.

Together with a twenty-foot wide access easement to serve this property, which is described as follows:

The East 20 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 21 South, Range 1 East.

Situated in Shelby County, Alabama.



20080807000317910 2/2 \$93.50
Shelby Cnty Judge of Probate, AL
08/07/2008 12:57:55PM FILED/CERT