

• This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
George R. Watts & Peyton N. Watts
100 Jasmine Ln.
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, GEORGE E. WATTS and KATHRYN S. WATTS, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GEORGE ROBERT WATTS and PEYTON N. WATTS, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 635, according to the Survey of Windstone VI Subdivision, as recorded in Map Book 33, page 31, in the Probate Office of Shelby County, Alabama.

One Hundred Eighty Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$183,750.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

20081006000395540 2/3 \$83.50
Shelby Cnty Judge of Probate, AL
10/06/2008 03:27:18PM FILED/CERT

Dated this 30th day of September, 2008.

*George E. Watts by
Kathryn S. Watts, his attorney-in-fact*
GEORGE E. WATTS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that KATHRYN S. WATTS, whose name as Attorney-in-Fact for GEORGE E. WATTS 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, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2008.

J. A. Grant

NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09

Shelby County, AL 10/06/2008
State of Alabama

Deed Tax: \$66.50





20081006000395540 3/3 \$83.50
Shelby Cnty Judge of Probate, AL
10/06/2008 03:27:18PM FILED/CERT

Dated this 30th day of September, 2008.

Kathryn S. Watts

KATHRYN S. WATTS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that KATHRYN S. WATTS 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 she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2008.

J A Gant

NOTARY PUBLIC: JOHN A. GANT

My Commission Expires: 10/20/09

