

WARRANTY DEED

Shelby County, AL 10/07/2008
State of Alabama

Deed Tax: \$195.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$500 and other good and valuable consideration to the undersigned Grantor(s), **James R. Watson and wife M. Lynn Watson**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **James R. Watson and M. Lynn, Trustees of the Watson Family Trust** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 77-A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2- RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address of the Property: 1197 Inverness Cove Way
Hoover, Alabama 35242

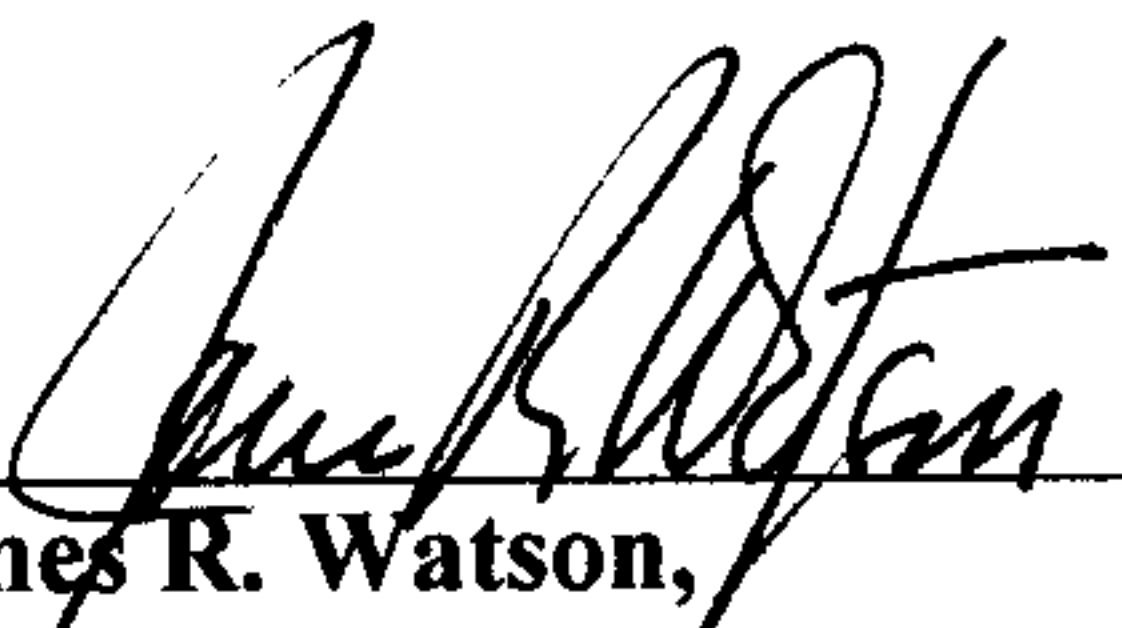
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH.

VALUE - \$195,000.00.

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 9th day of September, 2008.

By: 
James R. Watson, Grantor


M. Lynn Watson, Grantor

STATE OF CALIFORNIA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Watson and M. Lynn Watson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of September, 2008.

Notary Public

Commission Expires: _____

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Watson Family Trust

28168 S. RIDGE COVE CT.
RANCHO PAROS VELDRES, CA.

90275

STATE OF CALIFORNIA)

) ss.

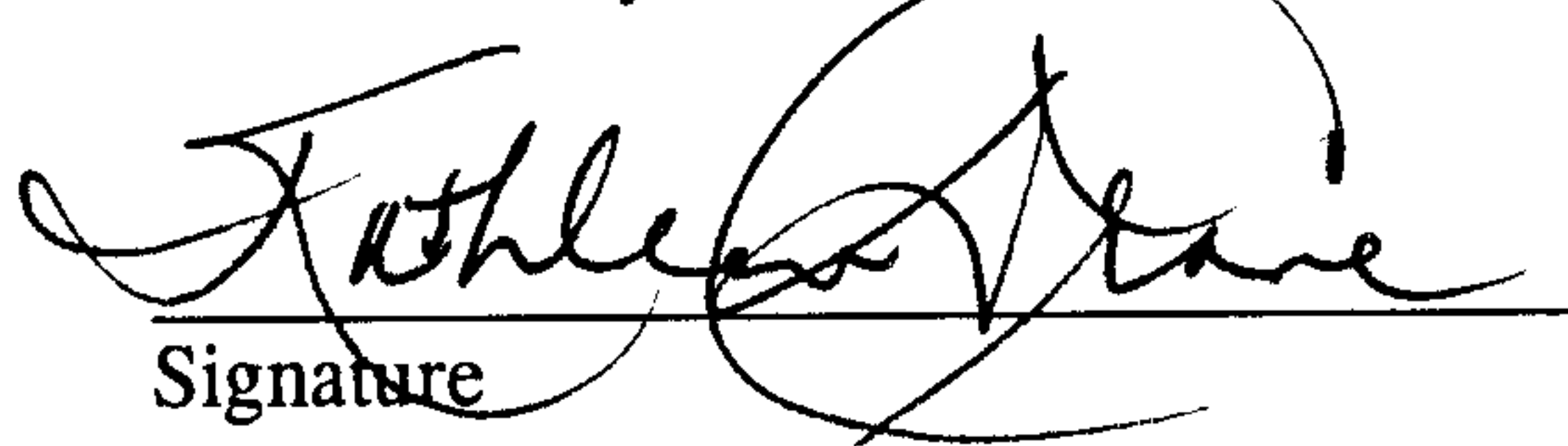
COUNTY OF LOS ANGELES)

20081007000396950 2/2 \$209.00
Shelby Cnty Judge of Probate, AL
10/07/2008 01:50:17PM FILED/CERT

On September 9, 2008, before me, Kathleen D. Crane, a Notary Public, personally appeared JAMES R. WATSON and M. LYNN WATSON, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entities upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

