
This instrument was prepared by Dan Warnes, P.O. Drawer 906, Guntersville, AL 35976.
Unless separately contracted in writing, the draftsman makes no warranties as to
the sufficiency of the interest conveyed.

STATE OF ALABAMA - SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN, in consideration of Ten thousand and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George H. Watson, Jr., a married man**, herein GRANTOR, does hereby grant, bargain, sell and convey unto **The Ellen B. Watson Revocable Trust u/t/a 12/07/00 as amended** herein GRANTEE, its successors and/or assigns, the following described real property:

A tract of land in the NE /14 of the SW 1/4 and in the SE 1/4 of the NW 1/4 in Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at a point on the South line of the NE 1/4 of the SW 1/4, which point is 195 feet East of the Southwest Corner of said forty and run North and parallel with the West line of the NE 1/4 of the SW 1/4 and West line of the SE 1/4 of the NW 1/4 to the South right of way line of Florida Short Route Highway; thence in an Easterly direction along the South right of way line of said highway to a point which is 825 feet East of West line of said forty; thence South and parallel with the West line of said SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 to a point on the South line of NE 1/4 of the SW1/4 of said Section 24; thence West along the South line of the NE 1/4 of the SW1/4 of said Section a distance of 330 feet to the point of beginning.

Grantor herein certifies that this property constitutes no portion of his homestead, nor that of his spouse.

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2009.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, as shown in the records of the Probate Office, or any plat relating to the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.



20081112000437260 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
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Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE, its heirs and/or assigns forever.

The GRANTOR, for himself and his heirs and/or assigns, covenant to the GRANTEE, its successors and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, its successors and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seals on this the 27th day of October, 2008.

George H. Watson Jr

GEORGE H. WATSON, JR.

STATE OF MARYLAND)

COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned, hereby certify that **GEORGE H. WATSON, JR**, a **married man** whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand on this the 27th day of October, 2008.

[Signature]

Notary Public

My Commission Expires: 3/16/12

ADDRESS OF GRANTEE:

6613 KENHILL RD

BETHESDA, MD 20817-6013

08-Misc sp

Shelby County, AL 11/12/2008
State of Alabama

Deed Tax: \$10.00

CRAIG R. SMITH
Notary Public
Montgomery County
Maryland
My Commission Expires Mar 16, 2012