

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **Thirty-Nine Thousand and 00/100 (\$39,000)** in hand paid to the undersigned **FRONTIER BANK**, hereinafter referred to as "Grantor") by **LEE WATKINS and EILEEN WATKINS**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND SITUATED IN THE SE ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE SAID ¼- ¼ SECTION AND RUN SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 74.25 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #39; THENCE RUN SOUTH 31 DEGREES 42 MINUTES EAST A DISTANCE OF 80.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY AND THE POINT OF BEGINNING; THENCE RUN NORTH 67 DEGREES 25 MINUTES EAST ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 22 DEGREES 35 MINUTES EAST A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 67 DEGREES 25 MINUTES WEST A DISTANCE OF 210.00 FEET; THENCE RUN NORTH 22 DEGREES 35 MINUTES WEST A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

This conveyance is made subject to any and all outstanding rights of redemption resulting from that Foreclosure Deed dated May 1, 2009 and filed in Instrument No. 20090501000161570.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

TO HAVE AND TO HOLD to Grantee, their heirs, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 6th day of October, 2009.

FRONTIER BANK

BY: William R. Logan

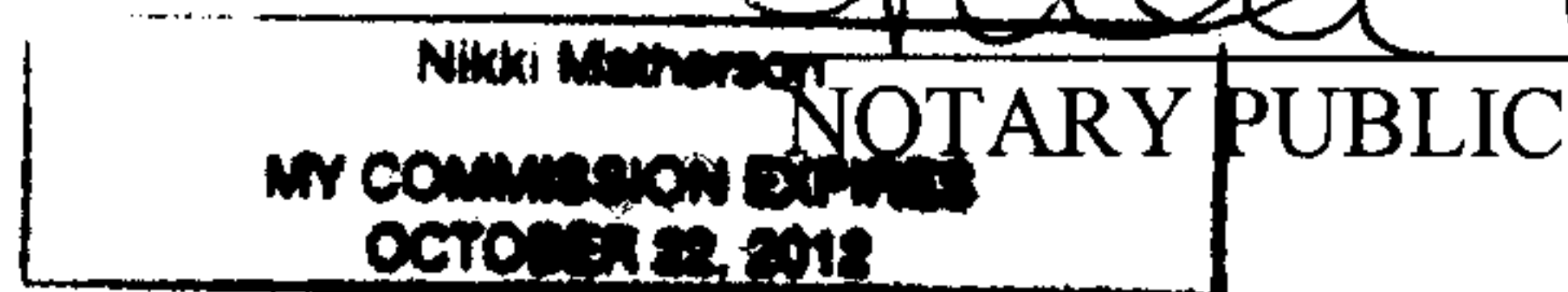
WILLIAM R. LOGAN, SENIOR CREDIT OFFICER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that WILLIAM R. LOGAN whose name as SENIOR CREDIT OFFICER OF FRONTIER BANK 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 6th day of October, 2009.

My commission expires:



THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
LEE WATKINS AND EILEEN WATKINS
7581 BEAR CREEK ROAD
STERRETT, ALABAMA 35147

Shelby County, AL 10/16/2009

State of Alabama

Deed Tax : \$39.00