

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Wannie E. Watkins  
5690 Hwy 49  
Columbiana, Ala 35051

## WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FIVE THOUSAND DOLLARS and NO/00 (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES H. ELROD JR., a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **WANNIE E. WATKINS** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

The heirs at law and next of kin of Jimmy Elrod a/k/a James Houston Elrod, deceased is the surviving grantee of deed recorded in Deed Book 260, Page 108, the other grantee Peggy Elrod, having died on or about day of , .

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 4th day of March, 2010.

Shelby County, AL 04/13/2010

State of Alabama  
Deed Tax : \$10.00

James H. Elrod Jr.  
James H. Elrod Jr.

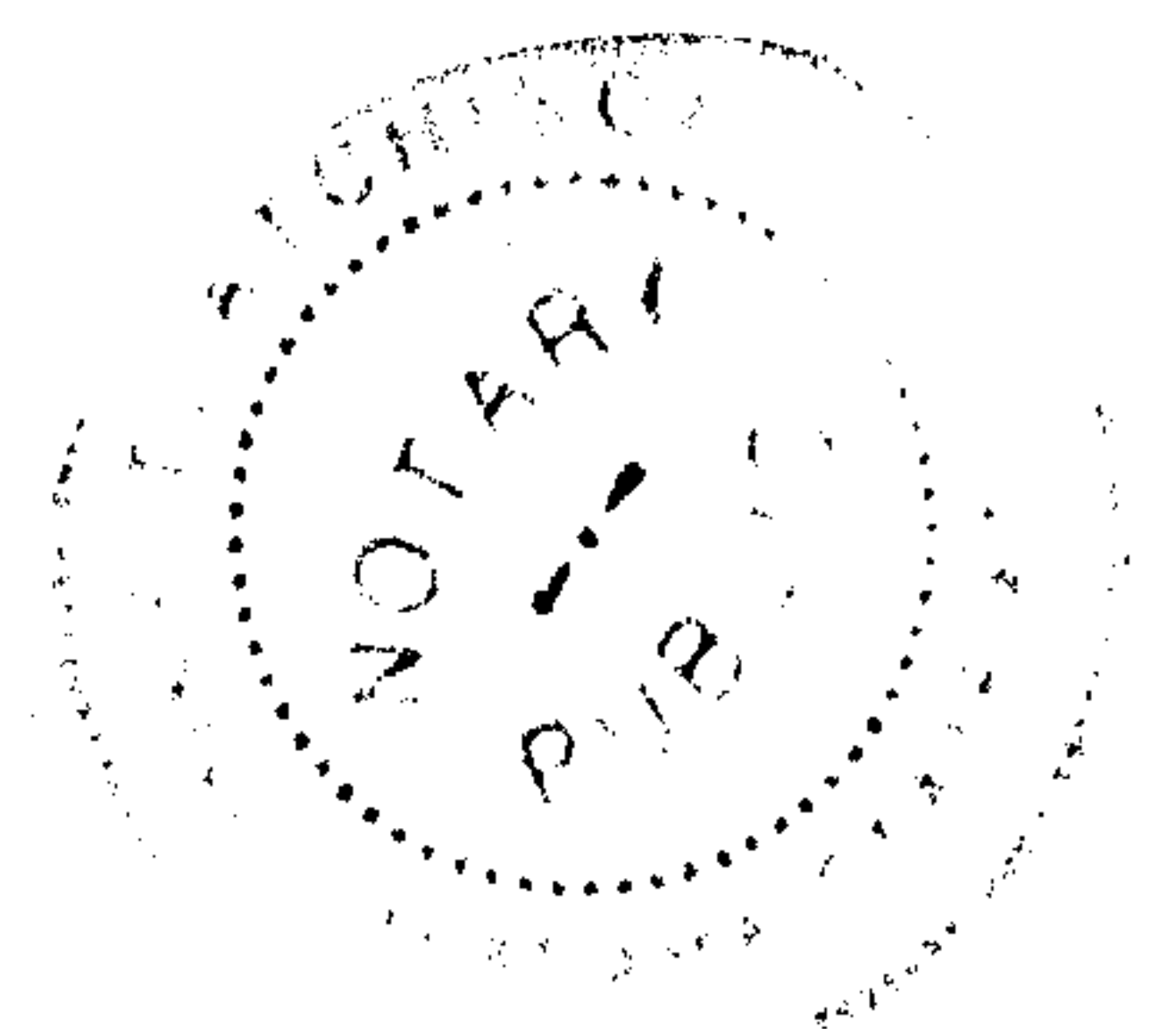
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James H. Elrod Jr.**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2010.

Mike T. Atchison  
Notary Public  
My Commission Expires: 10-16-12

\$ 35,000.00 of the above recited Consideration was paid from a mortgage recorded simultaneously herewith.





20100413000113040 2/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/13/2010 02:58:23 PM FILED/CERT

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1

Commence at the SE Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°33'49"E, a distance of 1849.14' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 388.86'; thence S64°54'49"W, a distance of 185.51'; thence S27°53'34"E, a distance of 350.96' to the POINT OF BEGINNING.

PARCEL 2

Commence at the SE Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°33'49"E, a distance of 2238.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 412.41'; thence S64°54'49"W, a distance of 382.26'; thence S27°53'34"E, a distance of 372.21'; thence N64°54'49"E, a distance of 185.51' to the POINT OF BEGINNING.