

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

Send tax notice to:  
Roberto P. Rodriguez  
100 East Highland Street  
Vincent, Alabama 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
:  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Six Thousand One Hundred Twenty-Five and 00/100 Dollars (\$106,125.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Lee Watkins** and his wife **Eileen Watkins**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Roberto P. Rodriguez** and **Heather L. Kraemer**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" attached hereto**

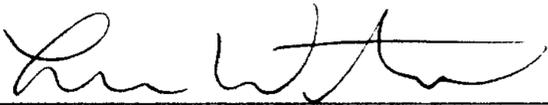
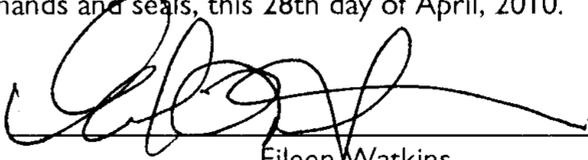
\$108,290.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2010 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

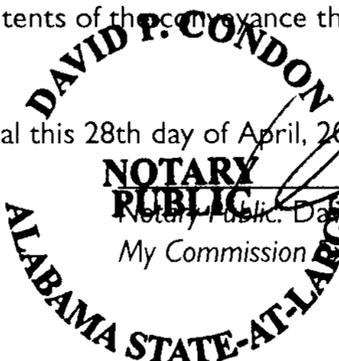
IN WITNESS WHEREOF, we have set our hands and seals, this 28th day of April, 2010.

 (Seal)  (Seal)  
\_\_\_\_\_  
Lee Watkins Eileen Watkins

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Lee Watkins and Eileen Watkins 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 28th day of April, 2010.

  
**NOTARY PUBLIC**  
Notary Public: David P. Condon  
My Commission Expires: 2-12-14  


# Exhibit "A"



20100507000144600 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/07/2010 01:25:18 PM FILED/CERT

From the accepted Northeast corner of the NE 1/4 of NW 1/4, of Section 14, Township 10 South, Range 2 East, run thence South along the East boundary of said NE 1/4 of NW 1/4 a distance of 392.52 feet; thence turn 89 degrees 30 minutes 30 seconds right and run 658.13 feet; thence turn 87 degrees 53 minutes left and run 105.0 feet; thence turn 87 degrees 53 minutes right and run 350.0 feet; thence turn 87 degrees 53 minutes left and run 287.0 feet to the POINT OF BEGINNING of herein described lot; thence continue along said course a distance of 105.0 feet; thence turn 89 degrees 04 minutes 54 seconds right and run 419.76 feet; thence turn 90 degrees 55 minutes 06 seconds right and run 105.0 feet; thence turn 89 degrees 04 minutes 54 seconds right and run 419.76 feet to the point of beginning of herein described lot.

Less and except any portion located in the road right-of-way.