

Send tax notice to:

JUSTIN J. WATKINS
197 SUNSET LAKE DRIVE
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00) in hand paid to the undersigned, CHRISTOPHER D. BAKER and KELLI L. BAKER, Husband and Wife (hereinafter referred to as "Grantors") by JUSTIN J. WATKINS and SHEA J. WATKINS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS AND CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE.
4. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
6. CONSENT FOR SETBACK VARIANCE AS SET FORTH IN INSTRUMENT NO. 2004-516710
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS.
8. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1999-24241; INSTRUMENT #2002-6675; INSTRUMENT #2003-19530; AND INSTRUMENT 2004-20390.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
10. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT THE SUBJECT PROPERTY FRONTS ON SUNSET LAKE.
11. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY.
12. RIGHT OF WAY TO SHELBY COUNTY.
13. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT #1999-4551.
14. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENTS IN FAVOR OF ALABAMA POWER COMPANY.




\$188,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of June, 2010.

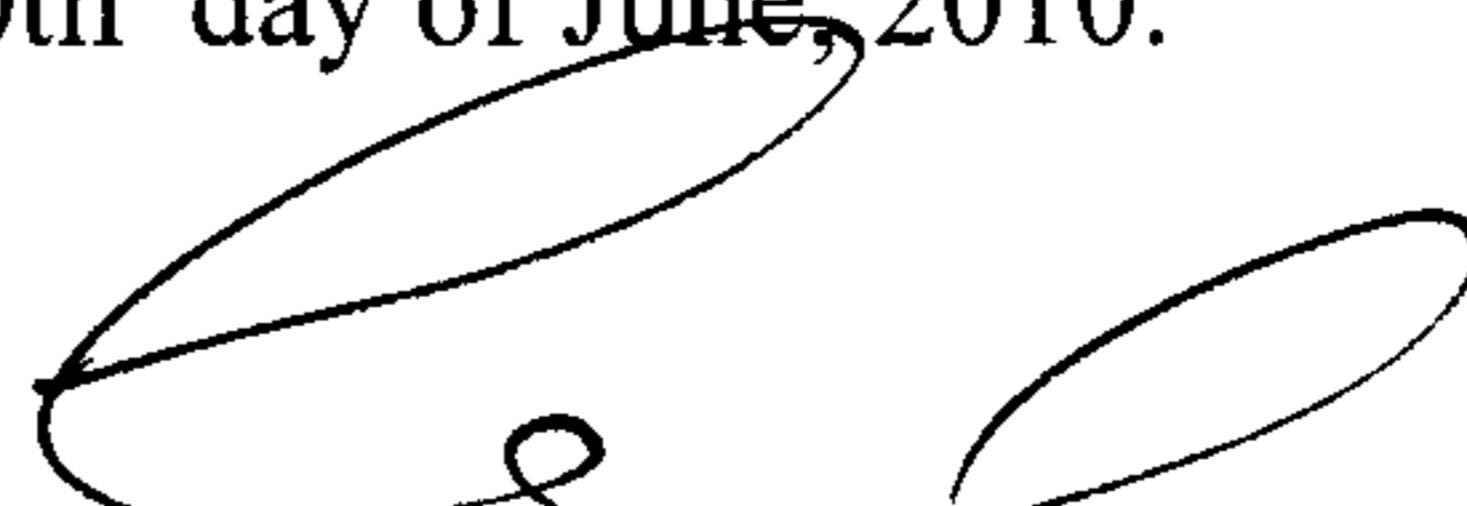

CHRISTOPHER D. BAKER

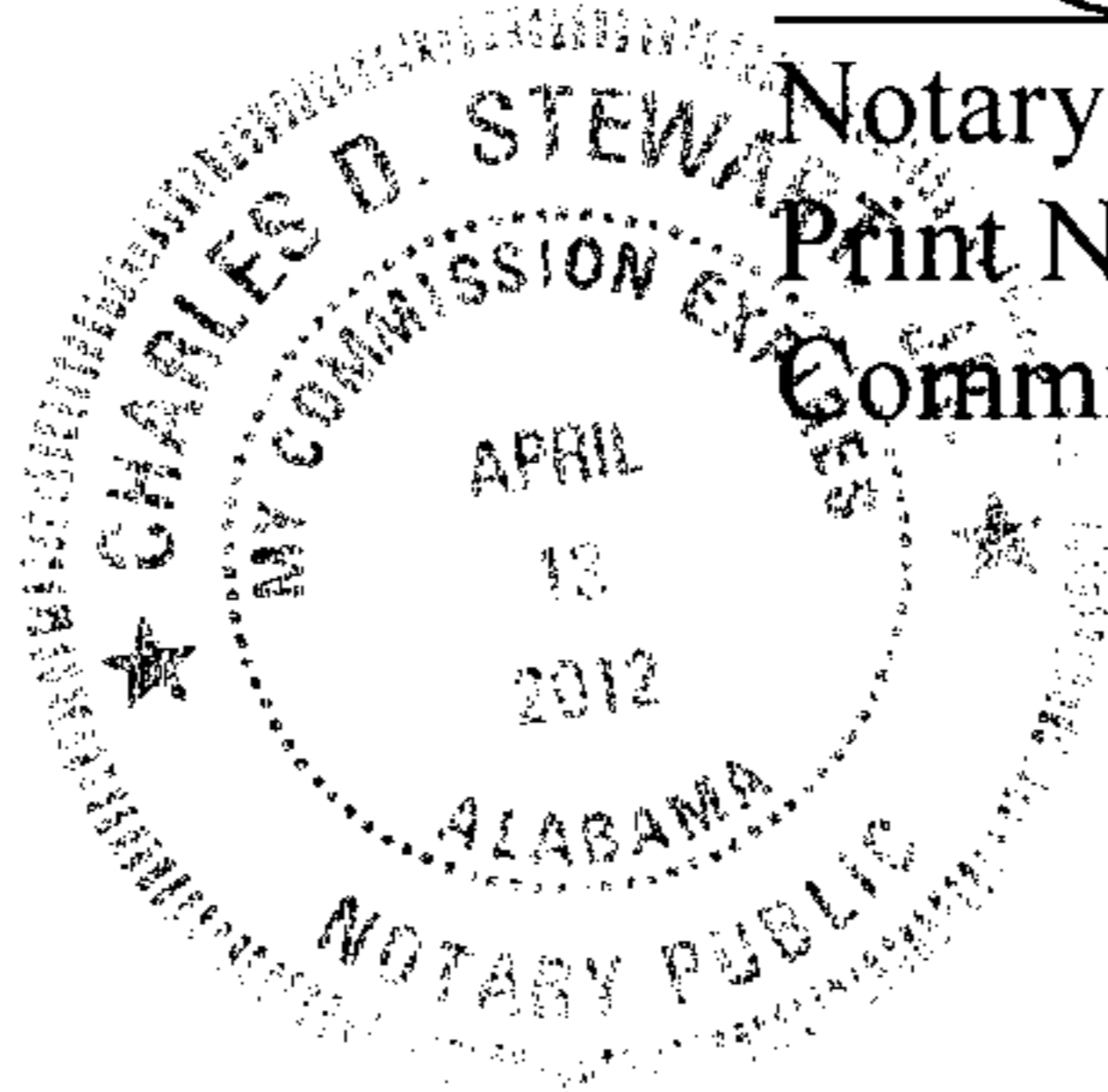
163
& 
KELLI L. BAKER


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER D. BAKER and KELLI L. BAKER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2010.





Notary Public
Print Name: 
Commission Expires: 4-13-12