

This instrument was prepared by:
Foster & Associates, LLC
Atty. Alan L. Foster
490 Wildwood North Circle, Suite 170
Birmingham, AL 35209

Send Tax Notice To:
Benay Bone
212 Shelby Farms Bend
Alabaster, AL 35007

State of ALABAMA

County of SHELBY

STATUTORY WARRANTY DEED

THIS INDENTURE, made and entered into on this the 16 of June, 2011, by and between Bryant Bank, a Corporation, hereinafter referred to as Grantor(s), and Kenneth D. Watson, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of One Hundred Twenty Two Thousand Dollars, and 00/100 (\$122,000.00), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of SHELBY County, State of Alabama, to wit:

Lot 83, according to the Final Plat Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of SHELBY County, Alabama.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE in favor of Bank of America, for \$123,494.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same. This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens, taxes or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

Bryant Bank

By: Kenneth D. Watson
Kenneth D. Watson, President

By: _____

State of ALABAMA

County of ~~SHELBY~~ MADISON

Acknowledgement

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Kenneth D. Watson, President of Bryant Bank, a Corporation, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 16 day of June, 2011.

Diane J. Carasquillo
Notary Public
My Commission Expires: February 12, 2012
July 30, 2013

20110705000193640 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
07/05/2011 01:13:28 PM FILED/CERT