

This instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Charles L. Sowell and Allison B. Sowell
834 Highway 333
Columbiana, AL 35051



20110906000262320 1/2 \$44.50
Shelby Cnty Judge of Probate, AL
09/06/2011 12:14:02 PM FILED/CERT

Shelby County, AL 09/06/2011
State of Alabama
Deed Tax: \$29.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty Seven Thousand and 00/100 Dollars (\$147,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Lee Watkins and Eileen Watkins, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles L. Sowell and Allison B. Sowell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A"

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eileen Watkins is one and the same as Eileen M. D. Mabry in which title is vested.

One Hundred Seventeen Thousand Six Hundred and 00/100 Dollars (\$117,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 23, 2011.

Lee Watkins

Eileen Watkins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in said state (name and style of officer) 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 this 23rd day of August, 2011.

Notary Public My Commission Expires

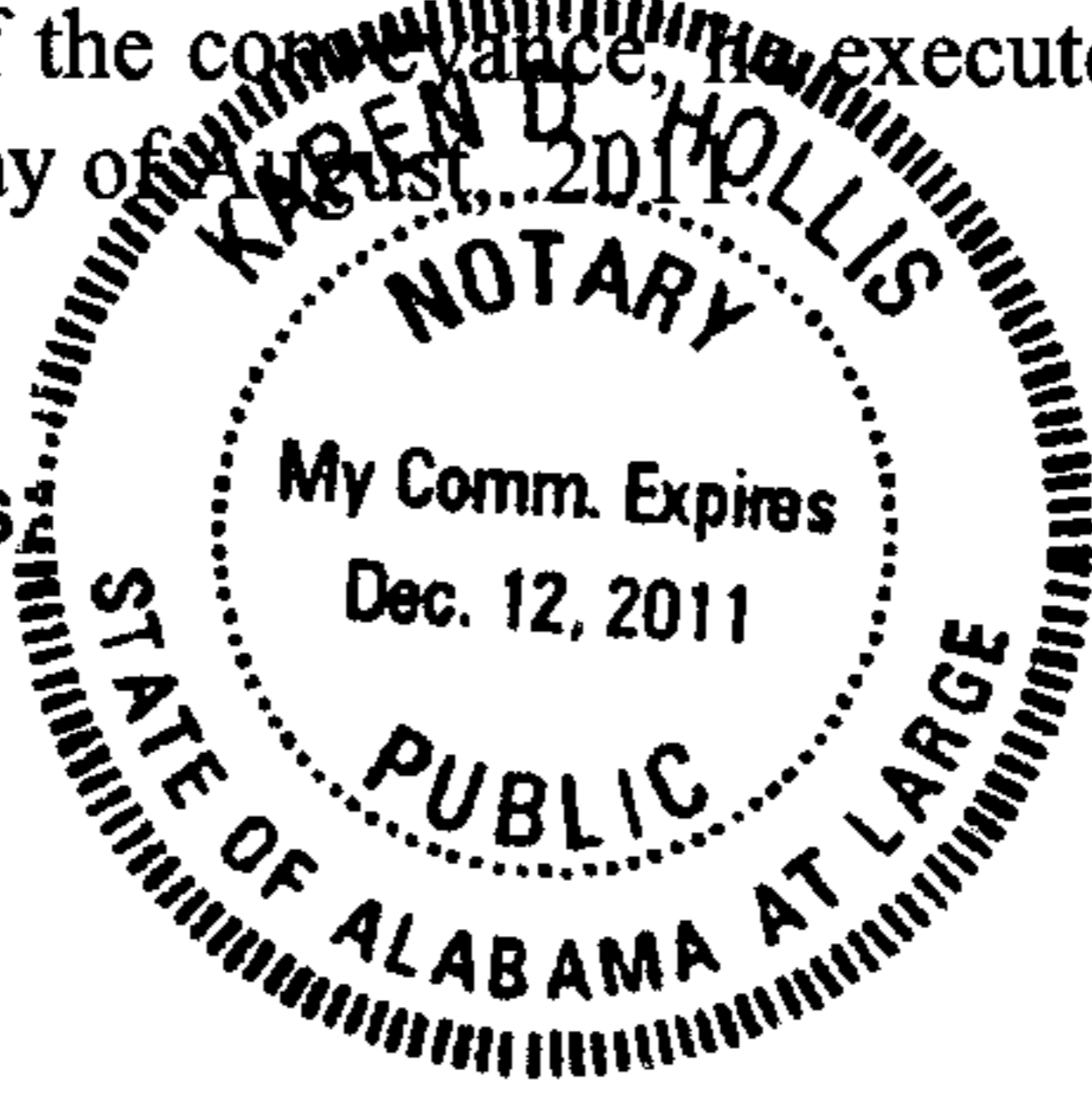
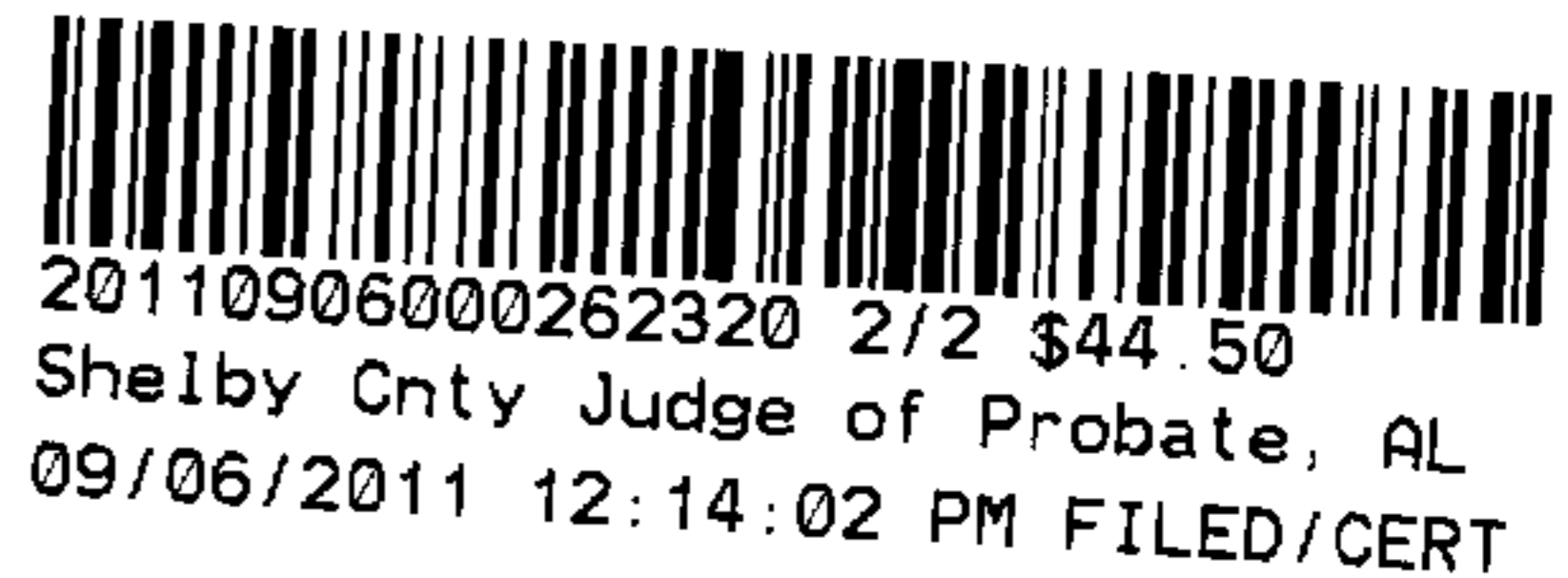


EXHIBIT "A"

LEGAL DESCRIPTION



Parcel I:

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run in a Southerly direction along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 100 feet to Point of Beginning of tract herein described; thence run in a Westerly direction along South line of Butler lot a distance of 268 feet to East line of County gravel road; thence in a Southwesterly direction along Easterly line of said road 125 feet; thence in a Southeasterly direction a distance of 395 feet, more or less, to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, which point is 160 feet South of Point of Beginning of tract herein described; thence in a Northerly direction along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 160 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Parcel II:

Begin at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West; thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 260.00 feet to the Point of Beginning, said point being the SE corner of the Watkins property; thence right $100^{\circ}42'$ in a Northwesterly direction along the SE boundary of said Watkins property 173.40 feet to the NE corner of the Davis property; thence left $53^{\circ}59'$ in a Southwesterly direction along the SE boundary of said Davis property 210.00 feet to the SE corner of said Davis property; thence left $135^{\circ}05'$ in a Southwesterly direction 322.51 feet, more or less, to intersection with said East line; thence Northerly along said East line 120.00 feet to the Point of Beginning.

Parcel III:

Part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: From the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, run Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 219.45 feet, more or less, to a point on the center line of a Shelby County road; thence turn $42^{\circ}07'$ to the left and run Southwesterly along the center of said road for 263.3 feet to the point of beginning of the land herein described; thence continue Southwesterly along the said road for 210.0 feet; thence turn $126^{\circ}01'$ to the left and run Southeasterly 247.09 feet; thence turn $53^{\circ}59'$ to the left and run Northeasterly 210 feet; thence turn $126^{\circ}01'$ to the left and run Northwesterly 247 feet to the point of beginning.

LESS AND EXCEPT part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: From a 2" capped iron corner, being the locally accepted Northeast corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 15, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 280.16 feet to an existing old axle; thence turn an angle to the left of $0^{\circ}22'18''$ and run in a Southerly direction for a distance of 99.62 feet to an existing 1" square iron; thence turn an angle to the right of $91^{\circ}49'56''$ and run in a Westerly direction for a distance of 328.78 to an existing old 2" open top iron pin being the point of beginning; thence turn an angle to the right of $9^{\circ}24'06''$ and run in a Northwesterly direction for a distance of 210.07 feet to an existing iron rebar being on the Southeast right of way line of Shelby County Road #333; thence turn an angle to the right of $125^{\circ}43'42''$ and run in a Northeasterly direction along the Southeast right of way line of Shelby County Road #333 for a distance of 229.99 feet to an existing iron rebar set by Laurence D. Weygand; thence turn and angle to the right of $89^{\circ}09'27''$ and run in a Southeasterly direction for a distance of 174.09 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of $92^{\circ}41'56''$ and run in a Southwesterly direction for a distance of 109.94 feet, more or less, to the point of beginning.