

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Carl Watts
PO Box 291
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Sixty thousand and no/100 (\$60,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Johnny Ray Glenn and Carolyn Glenn, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carl Watts** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of February, 2012.


Johnny Ray Glenn


Carolyn Glenn

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Johnny Ray Glenn and Carolyn Glenn, husband and wife** whose name(s) 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of February, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 02/27/2012
State of Alabama
Deed Tax: \$60.00


20120227000068780 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
02/27/2012 02:24:46 PM FILED/CERT

EXHIBIT "A"

Part of Lots 10, 11 and 12, Block 1 of Grefekamps Map of Buck Creek Cotton Mill, as recorded in Map Book 3, Page 9, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said Lot 10; thence run East along the South line of said lot, a distance of 78.33 feet to the westerly right of way line of U.S. Highway 31; thence turn an interior angle to the right of $92^{\circ}09'07''$ and run northerly along said right of way, a distance of 73.69 feet; thence turn an interior angle to the right of $87^{\circ}58'49''$ and run westerly, a distance of 8.00 feet; thence turn an interior angle to the right of $175^{\circ}54'13''$ and run southwesterly, a distance of 79.30 feet to the easterly right of way line of CSX Transportation, said point being in a curve to the left, having a radius of 1629.13 feet, a delta of $02^{\circ}24'25''$ and a length of 68.44 feet; thence turn an interior angle to the right to the chord of said curve of $88^{\circ}59'44''$ and run southerly along said right of way a chord distance of 68.44 feet to the point of beginning.



20120227000068780 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
02/27/2012 02:24:46 PM FILED/CERT