



20120409000122220 1/1 \$137.00
Shelby Cnty Judge of Probate, AL
04/09/2012 02:31:54 PM FILED/CERT

Shelby County, AL 04/09/2012
State of Alabama
Deed Tax: \$125.00

125,000.00 *J. D. W.*

SEND TAX NOTICE TO:

Ronald D. Watts
104 Sawmill Trace
Alabaster, AL 35007

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

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

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Gayle D. Watts and spouse, Ronald D. Watts** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ronald D. Watts and spouse, Gayle D. Watts** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 36, according to the Survey of Camp Branch Estates, Second Addition, as Recorded in Map Book 11, Page 104 A & B, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of March, 2012.

Gayle D. Watts
Gayle D. Watts

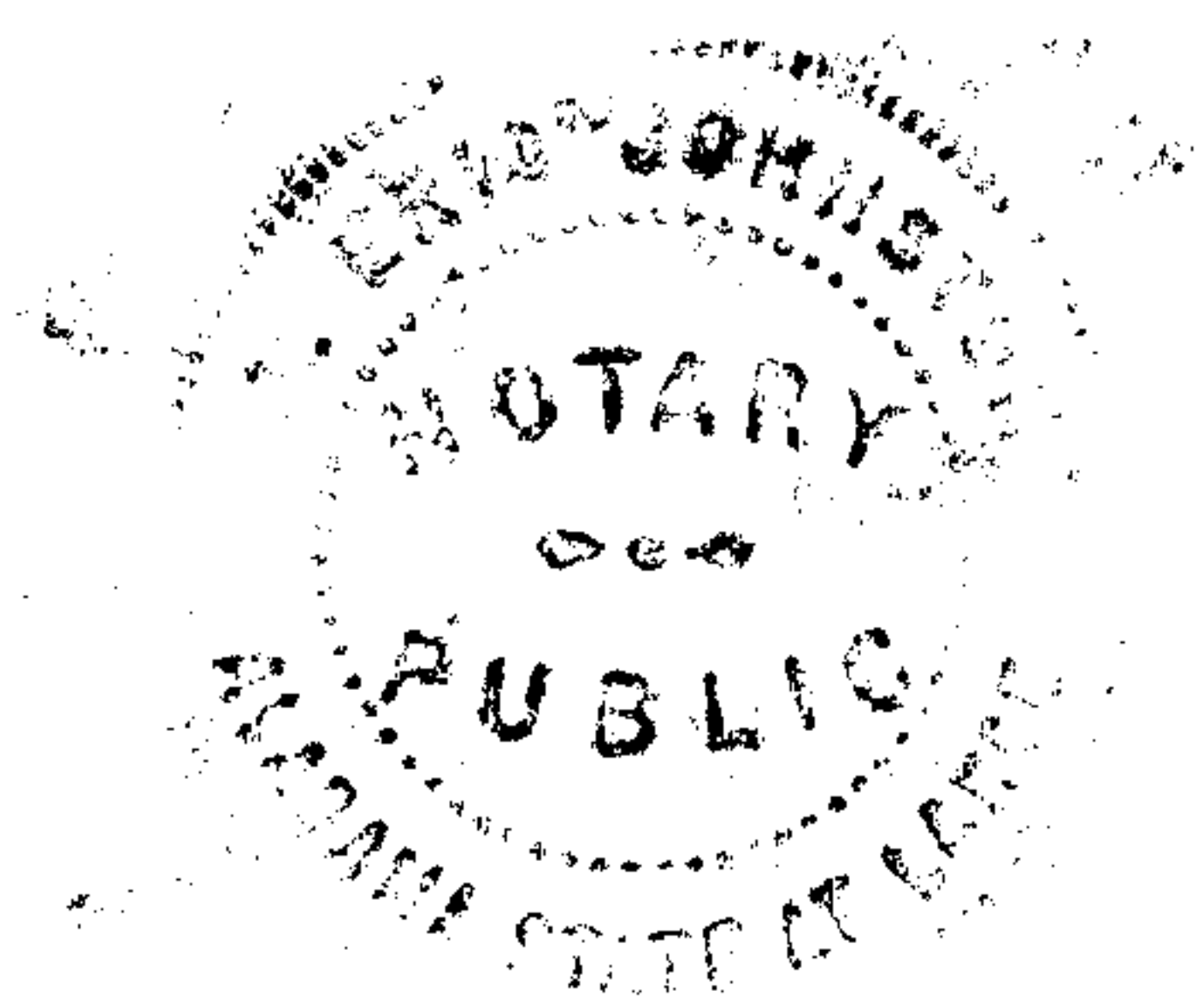
Ronald D. Watts
Ronald D. Watts

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Gayle D. Watts and Ronald D. Watts, 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 29th day of March, 2012.



A. Eric Johnston
Notary Public
My Commission Expires: 2-3-2016