

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To: John S. Watson and S. Gae Watson 312 Red Stick Road Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$219,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Vicki S. Cardone, an unmarried woman, surviving grantee of deed recorded in Instrument No 1998-29567; the other grantee, Rovert V. Cardone, having died on or about October 6, 2009 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John S. Watson and S. Gae Watson (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

Note; \$164,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of June, 2012.

Vicki S. Cardone

Died Cardone

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Vicki S. Cardone, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of June, 2012.

Notary Public

Commission Expires: (U)

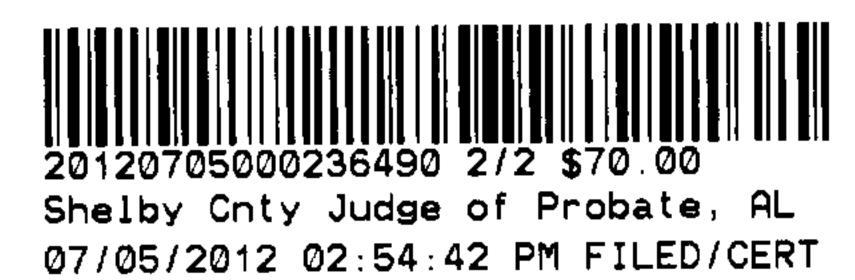


EXHIBIT "A" Legal Description

Lot 1, Block 3, according to the Survey of Indian Wood Forest Third Sector, as recorded in Map Book 7, Page 104, in the Probate Office of Shelby County, Alabama