

SEND TAX NOTICE TO:


Mr. Carl Eugene Watts

125,000.00
CW

THIS INSTRUMENT WAS PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20120725000267150 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
07/25/2012 11:42:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and love and affection, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **FRANCES REACH WATTS**, a widow (herein referred to as Grantor), do grant, bargain, sell and convey unto **CARL EUGENE WATTS** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Sec. 36, T-20-S, R-3-W, thence run North along the East line of said 1/4 1/4 Sec., a distance of 451.20 ft., thence turn an angle of 89 deg. 49 min. to the left and run West, a distance of 132.00 ft., more or less, to the Alabaster-Simmsville Road, thence run SouthWesterly, along said Road, a distance of 606.00 ft., more or less, thence run East and parallel with the North line of the SW 1/4 of the NE 1/4, a distance of 343.60 ft., to the East line of the SW 1/4 of the NE 1/4, thence turn an angle of 90 deg. 11 min. to the left, and run North, along the East line of said 1/4 1/4 Sec., a distance of 123.38 ft., to the point of beginning. Situated in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Sec. 36, T-20-S, R-3-W, Shelby, Alabama.

Less and except that portion of property already owned by Grantee.

This is intended to convey all property which Grantor owns in Sec. 36, T-20-S, R-3-W, whether correctly described herein or not.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted 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 heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/25/2012
State of Alabama
Deed Tax: \$125.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of July, 2012.

Frances Reach Watts
FRANCES REACH WATTS


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **FRANCES REACH WATTS**, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2012.

Kimi M. Foster
Notary Public

My Commission Expires: 12-28-14


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