

20120824000318750 1/3 \$198.00
Shelby Cnty Judge of Probate, AL
08/24/2012 12:19:58 PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

A. Scott Roebuck
Attorney at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

Wallace W. Watson
1235 Highway 301
Calera, AL 35040

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

210

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY THOUSAND DOLLARS AND 00/100 (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, **PAIGE PHILLIPS**, an unmarried woman, residing at **1434 Highway 301, Calera, AL 35040** (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto **WALLACE W. WATSON, JR.**, an unmarried man, residing at **1235 Highway 301, Calera, AL 35040** (herein referred to as GRANTEE), the following described real estate known as **1235 Highway 301, Calera, AL 35040**, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- 1. Taxes, assessments and/or fire district dues for the year 2012 and subsequent years.**
- 2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.**
- 3. Less and except any portion lying within the road right of way.**


TO HAVE AND TO HOLD Unto 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 it 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.

IN WITNESS WHEREOF, the said GRANTOR, **PAIGE PHILLIPS**, has hereunto set her signature and seal, this the 16th day of **AUGUST, 2012**.


PAIGE PHILLIPS

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


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ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PAIGE PHILLIPS**, 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 this the 16th day of **AUGUST, 2012**.


Notary Public

My commission expires: 3/22/14

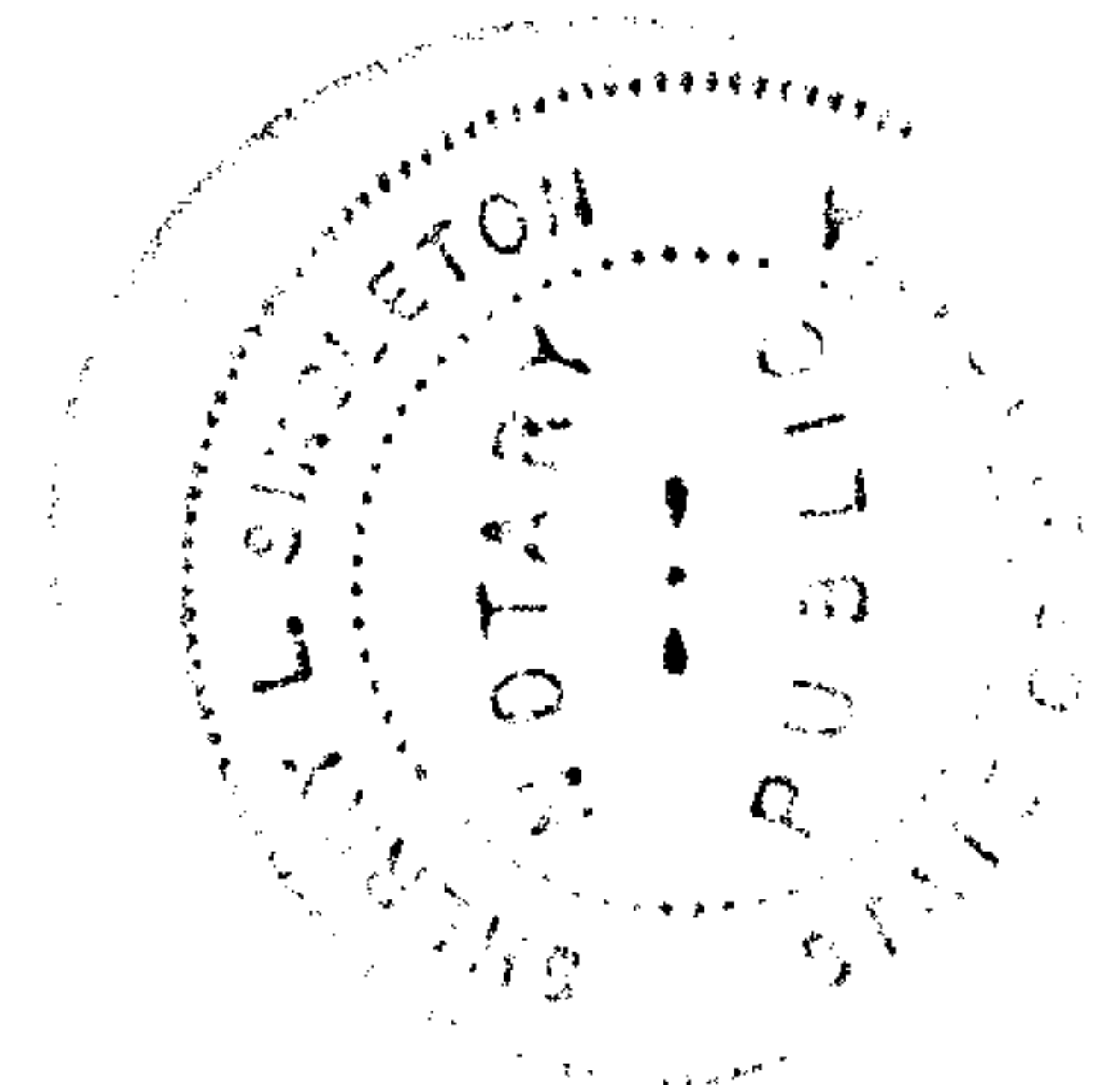


EXHIBIT "A"

A parcel of land in the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama; described as follows: Begin at the Southeast corner of said 1/4-1/4 section, thence run North along the East line of said 1/4-1/4 section a distance of 539.57 feet to a point on the centerline of Shelby County Road #301 (chert road), thence run the following described courses along said centerline; thence turn left 107 degrees 56 minutes 37 seconds and run Southwesterly a distance of 96.71 feet; thence turn left 07 degrees 45 minutes 20 seconds and run Southwesterly a distance of 94.59 feet; thence turn left 12 degrees 16 minutes 10 seconds and run Southwesterly a distance of 180.77 feet; thence turn right 05 degrees 13 minutes 11 seconds and run Southwesterly a distance of 283.32 feet; thence turn right 09 degrees 13 minutes 25 seconds and run Southwesterly a distance of 98.38 feet; thence turn right 06 degrees 36 minutes 23 seconds and run Southwesterly a distance of 160.55 feet; thence turn left 10 degrees 34 minutes 24 seconds and run Southwesterly a distance of 104.07 feet; thence turn right 06 degrees 11 minutes 27 seconds and run Southwesterly a distance of 94.53 feet; thence turn left 156 degrees 13 minutes 32 seconds and run East, leaving said centerline, along the South line of said 1/4-1/4 section a distance of 967.22 feet to the Point of Beginning. Less and except that part lying in the right of way of Shelby County Road #301.



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