

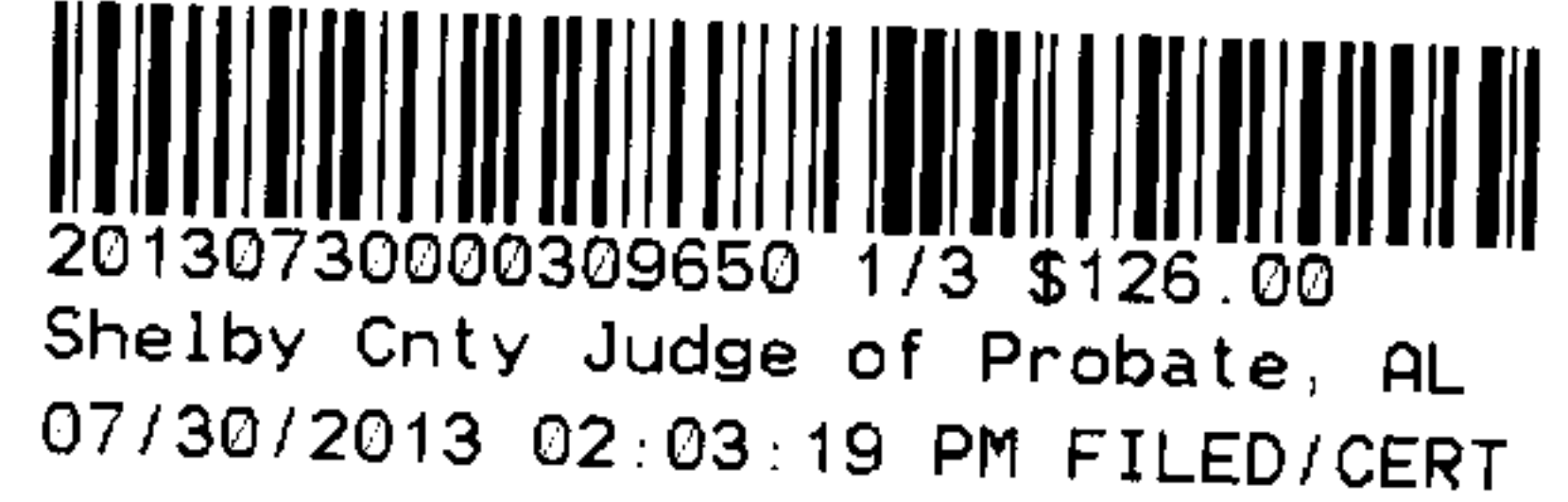
Send tax notice to:

JOHN A. HILLIARD, II
608 CHESSER COURT
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013372



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00) in hand paid to the undersigned, DAVID W. WATSON and TERRI WATSON, Husband and Wife (hereinafter referred to as "Grantors") by JOHN A. HILLIARD, II and CARLA G. HILLIARD (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 54, ACCORDING TO THE AMENDED SURVEY OF CHESSER PLANTATION, PHASE I, SECTOR I, AS RECORDED IN MAP BOOK 31, PAGE 21 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 69, PAGE 177, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 317; DEED BOOK 102, PAGE 138 AND DEED BOOK 104, PAGE 525.
5. DECLARATION OF EASEMENT AS RECORDED IN INSTRUMENT NO. 2001-21357.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 31, PAGE 21 A & B IN SAID PROBATE OFFICE.
7. RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 2002030600010788 AND INST. NO. 20040615000322690 IN SAID PROBATE OFFICE.
8. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20020926000463580, IN SAID PROBATE OFFICE.
9. EASEMENT TO CHELSEA CORNERS LLC FOR DRAINAGE AND UTILITIES AS RECORDED IN INSTRUMENT NO. 20060317000126520.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of July, 2013.



DAVID W. WATSON


TERRI WATSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID W. WATSON and TERRI WATSON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2013..


Notary Public
Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-16



20130730000309650 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
07/30/2013 02:03:19 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David W Watson
Mailing Address Terry Watson
129 Lanbelle Way
Pelham, AL 35124

Grantee's Name John A Hillard II
Mailing Address Carla G Hillard
608 Chesser Court
Chelsea AL 35043

Property Address 608 Chesser Court
Chelsea AL 35043

Date of Sale 7-25-13
Total Purchase Price \$ 208,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

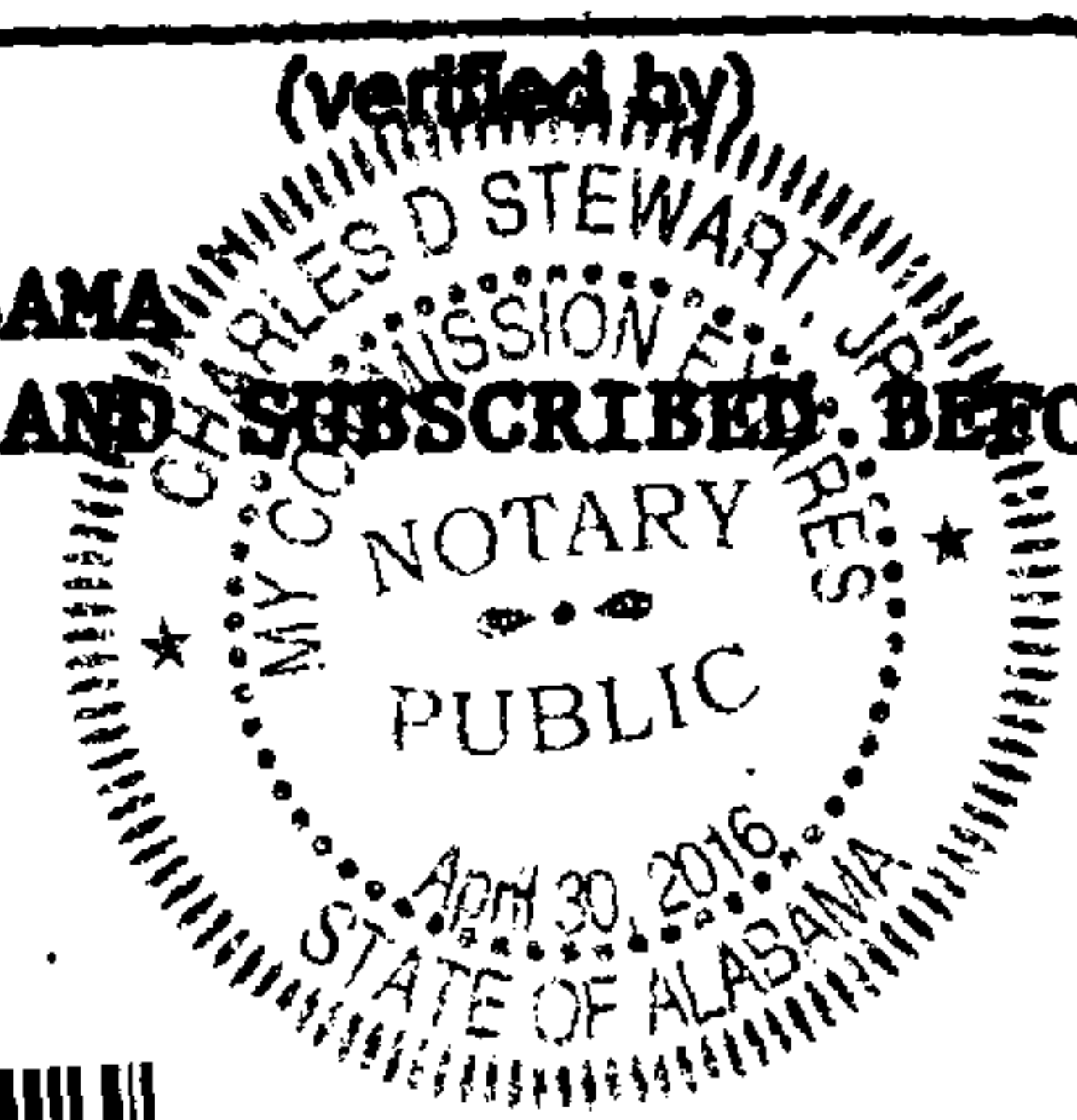
Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
- Property address - the physical address of the property being conveyed, if available.
- Date of Sale - the date on which interest to the property was conveyed.
- Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
- Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
- If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-25-13 Print John A Hillard
Unattested _____ Sign John A Hillard II
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 25 DAY OF July 2013. COUNTY OF SHELBY Form RT-1



[Signature]
NOTARY PUBLIC