

NORTH CAROLINA  
JACKSON COUNTY

THE CERTIFICATE OF:

Sharon E. Yeomans

IS CERTIFIED TO BE CORRECT:

Joe Hamilton  
REGISTER OF DEEDS



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Fee Amt: \$789.00 Page 1 of 2  
Excise Tax: \$772.00  
Jackson County, NC  
Joe Hamilton Register of Deeds

BK **1482** PG **460-461**

REV. \$772.00

WARRANTY DEED

STATE OF NORTH CAROLINA  
JACKSON COUNTY



THIS DEED made, executed and delivered this the 21 day of Jan., 2005, by and between WILLIAM M. WATTS, Grantor, and NORMA T. WATTS, Grantee, of 511 Lakewinds, Alexander City, Alabama 35010.

THE DESIGNATION GRANTOR AND GRANTEE AS USED HEREIN SHALL INCLUDE SAID PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL INCLUDE SINGULAR, PLURAL, MASCULINE, FEMININE OR NEUTER AS REQUIRED BY CONTEXT.

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, his entire right, title and interest in and to that certain lot or parcel of land situated in Mountain Township, Jackson County, North Carolina and more particularly described as follows:

BEING all of Lot #48, CatsPaw, as shown on a plat thereof recorded in Plat Cabinet 6, Slide 638, Jackson County Public Registry, to which reference is specifically made.

TOGETHER WITH a non-exclusive right of way over the existing access road shown on the above-referenced plat, together with continuations thereof, for purposes of ingress and egress between Pine Creek Road and subject property.

SUBJECT TO the right of ways of access as shown on the above referenced plat.

SUBJECT TO the Covenants, Terms and Conditions for CatsPaw Subdivision recorded in Book 573, at page 168, Jackson County Public Registry, as amended in instrument recorded in Book 841, at page 647, Jackson County Public Registry.

TO HAVE AND TO HOLD the aforegranted lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has the right to convey his entire interest in and to the premises in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to any exceptions specifically set forth hereinabove.

IN WITNESS WHEREOF, the hand and seal of the Grantor has been hereunto set by Grantor, the day and year first above written.

William M. Watts (SEAL)  
William M. Watts

STATE OF Alabama

COUNTY OF Montgomery

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William M. Watts, whose name is signed to the foregoing instrument; and who is known to me, acknowledged before me that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 27<sup>th</sup> day of January, 2005.

Sharon E. Yeoman  
Notary Public  
My Commission Expires: 6-17-07



Grantee's Address:  
511 Lakewinds  
Alexander City, AL 35010

This instrument prepared by:  
Pamela P. Swan, Esq.  
Hill, Hill, Carter, Franco,  
Cole & Black, P.C.  
425 South Perry Street  
Montgomery, AL 36104