

This instrument was prepared by

(Name) Larry L. Halcomb & SEIER & HALCOMB

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 352-341

Mtg 352-339

That in consideration of Eleven thousand and no/100 (\$11,000.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 327, page 855, Probate Office of Shelby County, Alabama

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter Owen Bradley, Jr. & wife, Zenaida V. Bradley and James O. Branch, Jr. & wife, Jane P. Branch (herein referred to as grantors) do grant, bargain, sell and convey unto

Larry E. Watts and Nancy B. Watts

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

From the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 34, Twp. 20S., Range 3 West, run Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 325 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 100.00 feet; thence turn an angle of 91 deg. 13' 39" to the left and run Southerly 200.00 feet; thence turn an angle of 88 deg. 46' 21" to the left and run Easterly 100.00 feet; thence turn an angle of 91 deg. 13' 39" to the left and run Northerly 200.00 feet to the point of beginning, being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, and being 0.459 acres more or less.

Mineral and mining rights excepted on above property.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage and to comply with all terms, conditions and provisions of the note evidencing said indebtedness and the mortgage securing the same.

\$9,190.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760218000013010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 18 AM 10:11
Deed Feb 20
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 (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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of February, 1976.

Walter Owen Bradley, Jr. (Seal)
Zenaida V. Bradley (Seal)

James O. Branch, Jr. (Seal)
Jane P. Branch (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Walter Owen Bradley, Jr. & wife, Zenaida V. Bradley and James O. Branch, Jr. and whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, A. D., 1976.

Larry L. Halcomb

Notary Public.

** Jane P. Branch, his wife.