

Send Tax Notice To:
William D. Watson
Rt. 1 Box 274-C, Cherokee Trail
Helena, Alabama 35080



This instrument was prepared by
(Name) DONALD L. NEWSOM - CORRETTI & NEWSOM
1804 7th Avenue, North
(Address) Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-two Thousand and 00/100 (\$72,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Brian A. Beavers, a single man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

William D. Watson, and wife Gloria G. Watson
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West; thence run East along the North line of said Southwest 1/4 a distance of 649.8 feet; thence turn an angle to the right of 87°46'30" and run in a Southerly direction for a distance of 127.36 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 115.00 feet; thence turn an angle of 92°12'47" to the right and run in a Westerly direction for a distance of 310.71 feet to the East right-of-way boundary of Cherokee Trail; thence run in a Northerly direction along the East right-of-way line of Cherokee Trail to a point 127.29 feet Southerly of the North line of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West; thence run in an Easterly direction parallel with said North line of the Southwest 1/4 for a distance of 308.48 feet to the point of beginning. Situated in Shelby County, Alabama.

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SUBJECT TO: (1) Taxes for the current year 1984 and subsequent years.
(2) Coal, oil, gas and other mineral interests, in, to or under the land herein described.

\$52,000.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 am (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, he have hereunto set his hand(s) and seal(s), this 7th day of June, 1984.

WITNESS: STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
450-3/8
1984 JUN -8 AM 10:02
Need tax 2000
Rc 150
22.50
Brian A. Beavers (Seal)
Judge of Probate (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brian A. Beavers, a single man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 1984
Form 31-A My Commission Expires 2-2-85
Donald L. Newsom (Seal)
Notary Public.