

This instrument was prepared by

(Name) 389
John E. Medaris, Attorney at Law

(Address) P. O. Box 766, Alabaster, AL 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100-----(\$40,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bradford G. Watson and wife, Beverley C. Watson

(herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Watley, IV and wife, Aletha B. Watley

(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:

Lot 10, Block 1, according to the amended map of Woodford as recorded in Map Book 8, Page 51 A, B, C & D in the Probate Office of Shelby County, Alabama.

Subject To:

1. Taxes due in the year 1985 which are a lien but not due and payable until October 1st, 1985.
2. Easements as shown by recorded map.
3. Agreement with Alabama Power Company recorded in Misc. Vol. 38, page 455, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Misc. Vol. 38, Page 380 and Misc. Vol. 38, Page 454, in said Probate Office.
5. Coal, oil, gas and other mineral interest in, to or under the land herein described.

GRANTORS' ADDRESS: P. O. Box 360285, Birmingham, AL 35236

GRANTEES' ADDRESS: Route 1, Box 405-H, Helena, AL 35080

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 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, we have hereunto set OUR hand(s) and seal(s), this 4th day of January, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
TAX 40.00
Rec 2.50
Jud 1.00
43.50
1985 JAN 9 AM 10:26 (Seal)

Bradford G. Watson (Seal)

BRADFORD G. WATSON

Beverley C. Watson (Seal)

BEVERLEY C. WATSON

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Bradford G. Watson and wife, Beverley C. Watson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 4th day of January, 1985, that they are informed of the contents of the conveyance and have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 1985.

Catherine L. Karr
Notary Public.