

1295

This instrument was prepared by

Send Tax Notice To: Charles Edward Ray
name 4552 Red Stick Road
address Helena, AL 35080

(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand and 00/100 DOLLARS

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

Ronald Lynn Watkins and wife, Lynn D. Watkins
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Edward Eady and Elizabeth Lee Eady
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 10, Block 1, according to the Survey of Indian Wood Forest, First Sector,
as recorded in Map Book 7, page 51 in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights
and rights of way of record.

\$85,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

1. Deed Tax \$ 16.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 19.50

BOOK 168 PAGE 193
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 20 PM 12:01

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 18th
day of January, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald Lynn Watkins (Seal)
Ronald Lynn Watkins
Lynn D. Watkins (Seal)
Lynn D. Watkins

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ronald Lynn Watkins and wife, Lynn D. Watkins
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 18th day of January A. D., 19 88

[Signature]
Notary Public