

805

This instrument was prepared by

Send tax notice to:

(Name) William H. Halbrooks, Attorney
704 Independence Plaza
(Address) Birmingham, AL 35209

R. Douglas Watson and Nancy E. Watson
3051 Skylark Circle
Hoover, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Four Thousand Five Hundred Fifty and 00/100 ---Dollars

to the undersigned grantor, Keystone Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

R. Douglas Watson and Nancy E. Watson

(herein referred to as GRANTEEES) 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;

Lot 38, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11 page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$90,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 300 PAGE 226

	45.00
	2.50
	3.00
	1.00
TOTAL	51.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, D.L. Crockett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 1990

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Keystone Homes, Inc.

By  President

90 JUL 13 PM 1:00
Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that D.L. Crockett whose name as President of Keystone Homes, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of June 1990


Notary Public