

SEND TAX NOTICE TO:

(Name) Ray and Connie Watson
Rt. 2 Box-299
(Address) Vincent, Al. 35178

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys at Law

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and no/100 (\$6,000.00)-----DOLLARS

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

Embry Robertson, a married man

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

Ray Watson and wife, Connie 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:

Lot 9 of Clearview Estates, First Sector, as shown by plat recorded in Map Book 12, Page 31 in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record.

1. Any dwelling house located on subject property shall contain a minimum of 1400 square feet of heating area.
2. No mobile homes shall be located on said property.
3. No more than one residence home shall be built on each lot and any out-buildings shall be compatible with the home constructed on the lot.
4. Said property shall be used for residential purposes only.

The above described property constitutes no part of the homestead of grantor or his spouse.

The above grantor, Embry Robertson, is one and the same as Emery Robertson as referred to in Deed Book 219, Page 33 in the Probate Office of Shelby County, Alabama.

BOOK 338 PAGE 600

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, I have hereunto set my hand(s) and seal(s), this 2nd

day of April, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

NOTARIAL SEAL
I CERTIFY THIS INSTRUMENT WAS FILED
91 APR 17 PM 12:20

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Embry Robertson (Seal)
Embry Robertson (Seal)

1 Deed Tax	6.00
2 City Tax	
3 Recording Fee	3.50
4 Injuring	3.00
5 No Tax Fee	
6 Certified Fee	1.00
Total	13.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Embry Robertson, a married 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 2nd day of April A. D., 19 91

Marjorie P. Ruck