

This instrument was prepared by:  
(Name) Joel C. Watson, Attorney at Law  
(Address) P. O. Box 987  
Alabaster, Alabama 35007

Send Tax Notice to:  
(Name) James D. Darden  
(Address) P. O. Box 144  
Shelby, Alabama 35143

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Janice E. Watson and husband, Joel C. Watson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James D. Darden and Ada Mae Darden  
(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 22, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office  
of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$40,000.00 of the above consideration was paid by way of purchase money note and first mortgage  
executed simultaneously herewith.

Inst # 1994-11205

04/06/1994-11205  
12:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 28.50

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 for 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 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 30th  
day of March, 19 94.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Janice E. Watson (Seal)  
(Janice E. Watson)  
Joel C. Watson (Seal)  
(Joel C. Watson)

STATE OF ALABAMA  
SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State,  
hereby certify that Janice E. Watson and husband, Joel C. Watson,  
whose names 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 30th day of March A.D., 19 94

1-4-97

My Commission Expires

Janice E. Cahaba  
Notary Public

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