State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

Three Thousand and no/100 (\$3,000.00) -That in consideration of and other valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

J. T. Barronton and wife, Irene Barronton

John W. Watts and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Jeanne C. Watts

therein referred to as GRANTEES) for and during their joint lives and upon 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 County, Alabama, to wit; Shelby situated in

Commence at the Southwest corner of the SEk, Section 28, Township 19, South, Range 2 East; thence run North 330 12' East for a distance of 2081.25 feet to a point of the West right-of-way line of Highway #25 and the point of beginning; thence turn an angle of 0°56' to the right for a distance of 185.0 feet, along said right-of-way; thence turn an angle of 86 03' to the left for a distance of 100.0 feet; thence turn an angle of 93 57' to the left for a distance of 185.0 feet; thence turn an angle of 86° 03' to the left for a distance of 100.0 feet to the point of beginning.

The above lands are subject to a first mortgage from the grantors named herein to Guaranty Savings & Loan Association of Birmingham, Alabama, dated, to-wit, November 5, 1963, and recorded in the Office of the Judge of Probate of Shelby County. Alabama, in Mortgage Book 285 at page 261:

The above and further considerations recited herein are the promise by grantees to assume and pay the balance due on said mortgage as the payments on same become due.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon 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.

AndXX (we) do, for MySMI (ourselves) and for MX (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that KAM (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that MX(we) have a good right to sell and convey the same as aforesaid; that K (we) will and MM (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their belrs and assigns forever against the lawful claims of all persons.

МĠ IN WITNESS WHEREOF,

have hereunto set OUI:

6th this

day of

March

. 1967.

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	WITNESS

PACE

BOOK 247

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BOOK 28.