

This instrument was prepared by

(Name) Wallace S. Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS

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

D. V. Smith and wife, Lydia Smith

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

Ray E. Watkins and wife, Charlotte F. Watkins

(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:

Begin at the SW corner of Lot 5 according to survey of Smith's Camp as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 51; thence run North along the West boundary of said Lot 5 a distance of 150 feet to the NW corner of said Lot 5; thence run Westerly along a Westerly extension of the North boundary of said Lot 5 a distance of 125 feet to the point of beginning of the lot herein described and conveyed; thence continue along the last said course a distance of 100 feet to a point; thence run South, parallel with the West boundary of said Lot 5 a distance of 150 feet; thence run East parallel with the North boundary of the property herein described 100 feet to a point; thence run Northerly 150 feet to point of beginning.

MINERAL AND MINING RIGHTS RESERVED.

It is agreed that no building costing less than \$2500.00 to build shall be placed on the above described lot.

Above property shall not be used for business purposes and this covenant shall run with the land.

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 of 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 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 6th day of May, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

(D. V. Smith)

(Lydia Smith)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, hereby certify that D. V. Smith and Lydia Smith, a Notary Public in and for said County, in said State, whose name is, 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 6th day of May, A. D., 1968.

Notary Public.