

This instrument was prepared by

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama

Form 1-15 Rev. 1-68

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 Four Hundred and No/100 (\$400.00)-----DOLLARS
and other good and valuable consideration

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

W. J. Lewis Jr. and wife Bessie H. Lewis

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

Phillip C. Watkins and wife Patricia W. 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 Northeast corner of the Southeast quarter of the Southwest quarter of Section 15,
Township 21 South, Range 3 West; thence west along the north line of said quarter-quarter
section 800 feet to the point of beginning of tract of land herein described; thence continue
along the last mentioned course 523.82 feet to the Northwest corner of said quarter-quarter
section; thence South along Northwest line of said quarter-quarter section 634.5 feet to a
50-foot road; thence turn 88° 38' left along 50-foot road 525.1 feet; thence 91° 24' left
635.28 feet to point of beginning.

The above property is sold subject to the following restrictions:

1. No house shall be erected on any lot having less than 1000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property.
2. No structures of temporary character such as trailers, tents, barns or other out buildings shall be used as residence either temporarily or permanently.
3. No building shall be closer than 35 feet from the front of property line.
4. Septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.
5. Except easement to the Alabama Power Company.

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 19th

day of April, 1968

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THAT
THIS INSTRUMENT WAS FILED
1968 NOV 11 PM 1:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Camey M. Joubert
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Grace M. Rice, a Notary Public in and for said County, in said State,
hereby certify that W. J. Lewis Jr. and wife Bessie H. Lewis
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 19th day of April, A. D., 1968

Grace M. Rice
Notary Public.