

This instrument was prepared by

3648

(Name) Warren B. Crow III

(Address) 2012 Sixth Avenue North, Birmingham, Alabama 35203

Form 1-1-5 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 Three Thousand and No/100 (\$3,000.00)----- DOLLARS

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

Phillip C. Watkins and wife Patricia W. Watkins

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

Larry A. Wilson and wife Paula Wilson

(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 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 1,061.91 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 261.91 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°33' along 50-foot road 261.91 feet; thence 91°24' left 635.23 feet to point of beginning. Said property situated in the Southeast quarter of Southwest quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, containing four acres more or less.

Except restrictions as set out in Deed recorded in Volume 255, Page 601 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA
JUL 30 1970 9:00
REC. FILED AS SHOWN ABOVE
JUDGE OF PROBATE

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 1st day of April, 1970.

WITNESS:

James C. H. Gray Sr. (Seal)

Byron S. Murphy (Seal)

..... (Seal)

Phillip C. Watkins (Seal)

Patricia W. Watkins (Seal)

..... (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, W. Hughie Boyd, a Notary Public in and for said County, in said State, hereby certify that Phillip C. Watkins and wife Patricia W. Watkins 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 aforesaid bears date.

Given under my hand and official seal this 15th day of April, A. D. 1970.

Notary Public, Alabama State at large
My commission expires Jan. 19, 1973
Bonded by St. Paul Ins. Co.

W. Hughie Boyd
Notary Public.