

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Thirteen Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles R. Nance and wife, Valdmyra M. Nance

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth Eugene Watts and Mary Ann Watts

(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:

From the northwest corner of the SE₄ of the NE₄ of Section 11, Township 24 North, Range 12 East run southerly along the west boundary line of said $\frac{1}{4}$ Section for 210.0 feet to the point of beginning of the land herein described; thence continue southerly along the west boundary line of said $\frac{1}{4}$ Section for 260.32 feet; thence turn an angle of 34 deg. 32 $\frac{1}{2}$ min. to the left and run southeasterly 27.0 feet; thence turn an angle of 90 deg. to the left and run northerly 12.0 feet; thence turn an angle of 90 deg. to the right and run southeasterly 27.0 feet; thence turn an angle of 90 deg. to the right and run southerly 12.0 feet; thence turn an angle of 90 deg. to the left and run southeasterly 230.0 feet; thence turn an angle of 95 deg. 27 $\frac{1}{2}$ min. to the left and run northerly 260.82 feet; thence turn an angle of 34 deg. 34 min. to the left and run northwesterly 334.02 feet to the point of beginning. This land being a part of the SE₄ of the E₄ of Section 11, Township 24 North, Range 12 East and being 2.0 acres, more or less.



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Shelby Cnty Judge of Probate, AL
06/07/1971 12:00:00 AM FILED/CERT

REC. PROBATE CLERK
JUNE 7 1971

1971 JUN 7 10:30 AM

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 7th day of June, 1971.

WITNESS:

(Seal)
(Seal)
(Seal)

Charles R. Nance (Seal)
Valdmyra M. Nance (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Charles R. Nance and wife, Valdmyra M. Nance, 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 7th day of June, A. D., 1971.

Martha B. Joiner
Notary Public.

BOOK 258 PAGE 220