

This instrument was prepared by

3175

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(Address) 2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SIX THOUSAND AND NO/100 (\$36,000.00)-----Dollars

See Mtg 345-63

to the undersigned grantor, MARTIN & SONS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

WAYNE EDWARD WATTS and wife, LYDIA E. 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:

Lot 18 according to the Survey of Monte Bello as recorded in
Map Book 6, Page 23, in the Office of the Judge of Probate of
Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1975 and subsequent years.
2. Restrictive covenants and conditions filed for record in
Misc. Book 8, Page 415, in the Probate Office of Shelby
County, Alabama.
3. 40 foot building set back line from Monte Bello Lane.
4. 15 foot utility easement across South side of said lot as
shown on recorded Map of said subdivision.
5. Transmission line permit to Alabama Power Company and Southern
Bell Telephone and Telegraph Company recorded in Deed Book 289,
Page 422, in said Probate Office.

\$36,000.00 of the consideration recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

19750325000013050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/25/1975 12:00:00AM FILED/CERT

U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN AED
1975 MAR 25 AM 8:13
INSTRUMENT WAS FILED
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS 50
JUDGE OF PROBATE
Conrad M. Boudin

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, LEONARD L. MARTIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of March 19 75.

ATTEST:

MARTIN & SONS, INC.

By Leonard L. Martin
LEONARD L. MARTIN President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that LEONARD L. MARTIN
whose name as President of MARTIN & SONS, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 24th day of March

ROBERT O. DRIGGERS

Notary Public