

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/15/1975 12:00:00AM FILED/CERT

(Name) James F. Hughey, Jr.

(Address) 600 North 18th Street; Birmingham, AL. 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, 6965

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00)-----DOLLARS

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

Steven J. Watson and wife, Diana H. Watson,

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

Raymond H. Sykes and wife, Peggy D. Sykes,

(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:

Commence at the Southeast corner of the NE-1/4 of SW-1/4 of Section 20, Township 19 South, Range 2 East, Thence run due North (Mag.) a distance of 300 feet for point of beginning; thence run due West a distance of 856.26 feet, more or less to a point on the East right of way line of Gallups Cross road; thence in a Northeasterly direction along the South side of said right of way to a point where said right of way intersects the East boundary line of said NE-1/4 of SW-1/4 of said Section; thence South along said East boundary of said NE-1/4 of SW-1/4 to the point of beginning.

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This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 1975, which Grantees hereby assume and agree to pay.
2. Easements and rights-of-way of record.

Being the same lands conveyed by W. E. Greene and Maurine T. Green to Steven J. Watson and wife, Diana H. Watson, by deed dated July 28, 1972 and filed on August 3, 1972 in Deed Book 275, Page 485, in the Probate Office of Shelby County, Alabama.

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 August, 1975.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Steven J. Watson (Seal)
STEVEN J. WATSON
Diana H. Watson (Seal)
DIANA H. WATSON
.....(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Steven J. Watson and wife, Diana H. Watson, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 1975.

James F. Hughey, Jr. (Signature)
Notary Public.
My Commission Expires July 2, _____

STATE OF ALABAMA
SHELBY COUNTY
1975 AUG 15 10:4
INSTRUMENT WAS FILED
Cecil M. ...
JUDGE OF PROBATE