

This instrument was prepared by

(Name) J. Howard McEniry, Jr 1783

(Address) 1721 Fourth Avenue, Bessemer, Alabama 35020

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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) and other valuable consideration DOLLARS

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

Willie Inez Rogers, a widow

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

R. W. Watkins and wife, Frances 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:

Commence at the SW corner of the SW 1/4 of the SE 1/4 and run 976.58 feet to the SE boundary of County Road; thence turn Right an angle of 47° 14' and run along the SE boundary of said Road a distance of 25 feet to point of beginning of the land herein excepted, thence turn Right an angle of 93° 16' and run a distance of 300 feet; thence turn left an angle of 93° 16' and run a distance of 370 feet; thence turn left an angle of 86° 44'; thence run a distance of 300 feet to the SE right-of-way boundary of County Road; thence turn an angle to the left and run to point of beginning;

ALSO:

All of that portion of the SE 1/4 of the SE 1/4, Section 12 Township 20, Range 4 West, lying west of the Southern Railroad Right-of-Way and South of the Macedonia Baptist Church property deeded by said grantor to the Macedonia Baptist Church.

19760119000003390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/19/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 19 PM 1:24
Deed J.H. 50
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, I have hereunto set my hand(s) and seal(s), this 17 day of March, 1975.

WITNESS:

(Seal) Willie Inez Rogers (Seal)

(Seal) Willie Inez Rogers (Seal)

(Seal) (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Willie Inez Rogers, a widow, a Notary Public in and for said County, in said State, hereby certify that Willie Inez Rogers, a widow whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of March, 1975.

Notary Public