

This instrument prepared by  
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable considerations and One and No/100 (\$1.00) Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry E. Watts

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my wife, Nancy B. Watts

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

My undivided interest in and to the following described property, including every contingent remainder and right of reversion which I may own or hold in and to said property:

From the NE corner of the NE¼ of SE¼ of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said quarter-quarter section for 325 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of said quarter-quarter section for 100.00 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Southerly 200.00 feet; thence turn an angle of 88 deg. 46 min. 21 sec. to the left and run Easterly 100.00 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Northerly 200.00 feet to the point of beginning, being a part of the NE¼ of SE¼ of Section 34, Township 20 South, Range 3 West, and being 0.459 acres, more or less.

Mineral and mining rights excepted on above property.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, the grantee agrees to assume the indebtedness secured by the mortgage recorded in Mortgage Book 327 at page 855, Office of Judge of Probate of Shelby County, Alabama, and to comply with all the terms, conditions, and provisions of the note evidencing said indebtedness and the mortgage securing the same.

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Shelby Cnty Judge of Probate, AL  
01/05/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 4<sup>th</sup> day of January, 1977

(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry E. Watts (husband of the grantee, Nancy B. Watts) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of January, A. D., 1977

Notary Public.