

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

5199
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen thousand Five hundred (19,500.00) DOLLARS

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

DAVID WILLIAM WATSON AND WIFE SHELIA M. WATSON

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

PHILLIP B. NAILS AND WIFE JEANNA D. NAILS

(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 1, Block 1, according to the Survey of Arden's Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in the Town of Montevallo, Shelby County, Alabama.

19770131000008980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1977 12:00:00AM FILED/CERT

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 29th day of January, 1977.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
JAN 31 11 11 AM '77
INSTRUMENT WAS FILED
11/23/77
James A. Burt
(Seal)
(Seal)
(Seal)

David William Watson (Seal)
Shelia M. Watson (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 David William Watson and wife, Shelia M. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, A. D., 1977.

James C. Burt

Notary Public.

My Commission Expires October 4, 1977

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