

This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Two Thousand Five Hundred and NO/100-----Dollars.

to the undersigned grantor, Gibson-Anderson Company, 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

Charles L. Watkins, Jr. and wife Karen M. 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:

Lot 41, according to Shelby County Sector of Second Sector, Altadena Bend, as
recorded in Map Book 5, Page 131, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes due in the year 1978.
35 foot building line and 10 foot easement on rear as shown by recorded map.
Restrictions recorded in Book 13, Page 706, in the Probate Office of Shelby County
Alabama.
Agreement with Alabama Power Company recorded in Book 13, Page 699, in said
Probate Office.
Mineral and Mining rights and rights incident thereto recorded in Deel Book 4, Page
454, in said Probate Office.
Right of way to Alabama Power Company recorded in Real 950, Page 69, in the
Probate Office of Jefferson County, Alabama.

\$57,500.00 of the purchase price was paid from a mortgage loan closed simultaneously
herewith.

19780530000067140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
MAY 30 AM 8 16
JUDGE OF PROBATE
Dec mtg. 378-586
Dues 15.00
Rec. 1.50
Ind. 1.00
17.50

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, Earl Morrow Gibson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of May 1978

ATTEST: Gibson-Anderson Company, Inc.
By [Signature] President
Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Earl Morrow Gibson
whose name as President of Gibson-Anderson Company, 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 26th day of May

NOTARY PUBLIC
19 78
My Commission Expires 5-11-81

Jackson Co.,