

This instrument was prepared by

(Name) Lamar Ham

(Address) 1933 Montgomery Highway

19791011000132340 1/1 \$0.00

Shelby Cnty Judge of Probate, AL
10/11/1979 12:00:00AM FILED/CERT

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Nine Thousand Nine Hundred and no/100 DOLLARS

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

Bernie Coggins, an unmarried man

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

Jerry Lee Watts and wife, Patricia Faye Watts

(herein referred to as GRANTEEES) 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:

Description of a parcel of land situated in the northeast quarter of the southeast quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: From the northwest corner of said northeast quarter of southeast quarter run thence in a southerly direction along the west line of said quarter quarter section for a distance of 70.15 feet to a point on the centerline of Shelby County Road #24; thence turn an angle to the left of 86°-48'-30" and run in an easterly direction along the centerline of said county road for a distance of 261.94 feet; thence turn an angle to the right of 104°-19'-30" and run thence in a southwesterly direction for a distance of 41.28 feet to a point on the south right-of-way line of said county road, said point being the point of beginning of the parcel herein described; thence continue in a southwesterly direction along the same course as before for a distance of 403.70 feet; thence turn an angle to the left of 104°-16' and run in an easterly direction for a distance of 347.81 feet; thence turn an angle to the left of 113°-33'-41" and run in an northwesterly direction for a distance of 175.59 feet; thence turn an angle to the right of 7°-57'-38" and run in a northwesterly direction for a distance of 239.26 feet to a point on the south right-of-way line of said county road; thence turn an angle to the left of 74°-27'-27" and run in a westerly direction along the south right-of-way line of said road for a distance of 113.79 feet to the point of beginning.

Subject to easements and restrictions of record.

\$57,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 (X) do for myself (X) and for my (X) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (X) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (X) have a good right to sell and convey the same as aforesaid; that I (X) will and my (X) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 5th day of October, 1979.

WITNESS:

BERNIE COGGINS

Dec 2079. 391-105
(Seal)

Bernie Coggins
(Seal)

(Seal)

10/11/79
(Seal)

(Seal)

10/11/79
(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernie Coggins, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 5th day of October A. D., 1979.

JAMES F. HAM, JR., MURKIN & COOGINS, ATTORNEYS

Roger F. Ham, Jr.
Notary Public