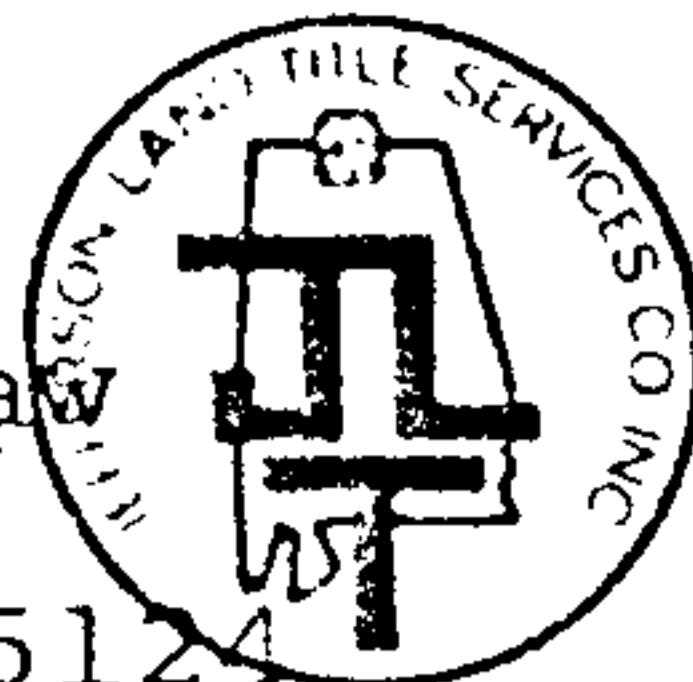


This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

19791130000155980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1979 12:00:00AM FILED/CERT

That in consideration of **Eighty-Six Thousand Four Hundred and No/100 Dollars (\$86,400.00)**

to the undersigned grantor, **Roy Martin Construction, 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

Herman T. Watts and wife, Emily F. Watts

(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**

Lot 28, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) All assessments and taxes for the year 1980 and all subsequent years, which said taxes for 1980 are a lien, but not due and payable until October 1, 1980. (2) Covenants, conditions and restrictions contained in instrument filed Jan. 5, 1979, which is recorded in Misc. Book 28, Page 859 in Probate Office. (3) Public utility easements as shown by recorded plat, including 7.5' easement on the west and 10' easement on the southerly side. (4) Building setback line reserved of 35 feet from Quail Run Drive, as shown by plat. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, Page 523 in Probate Office. (6) Alabama Gas Corporation right-of-way as shown by Deed Book 206, Page 21 Probate Office.

BOOK 323 PAGE 652

\$52,000.00 of the purchase price recited above was paid from a Mortgage Loan closed simultaneously herewith.

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 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 encumbrances,

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, **Roy Martin** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **29th** day of **November** 19 **79**

ATTEST:

NOV 30 AM 11:50

See MTA-398-713

MTA-3450
150
100

Secretary

By

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, **Bruce M. Green** a Notary Public in and for said County in said State, hereby certify that **Roy Martin** **Roy Martin Construction, Inc.** whose name as **President of** 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 **29th** day of

November 19 **79**

Form ALA-33

Return to Birmingham Pelham

BRUCE M. GREEN
NOTARY PUBLIC
Birmingham, Alabama