

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
02/20/1980 00:00:00 FILED/CERTIFIED

(Name) James J. Robinson, Attorney at Law

(Address) 1600 Bank for Savings Building, Birmingham, Alabama

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-nine Thousand Nine Hundred and No/100 Dollars (\$49,900.

to the undersigned grantor, Birmingham Trust National Bank, a national banking associati
(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

Christopher Joseph Watson and wife Kathy Conner Watson

(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 7, Block 3, according to the survey of Southwind, First Sector, as
recorded in Map Book 6, page 72, in the Probate Office of Shelby County,
Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1980 which are a lien but not due and payable
until October 1, 1980.
2. 35' building line as shown by recorded map.
3. Restrictions contained in Misc. Volume 14, page 23, and Misc. Volume
14, page 475, aforesaid Probate Office.
4. Agreement with Alabama Power Company recorded in Misc. Volume 14,
page 769, aforesaid Probate Office.
5. Easement to Alabama Power Company recorded in Volume 299, page 120,
aforesaid Probate Office.
6. 10' easement on the rear of the property as shown by recorded map.
7. Statutory rights of redemption as evidenced by foreclosure deed
recorded in Volume 321, page 139, aforesaid Probate Office.

\$44,900.00 of the consideration recited above was paid from the proceeds
of a purchase money mortgage closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE

1980 FEB 20 AM 9:25

Judge of Probate

See Orig. 400 pg 753
Deed tax 500
Rec. 150
Adm 100
750

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, unless otherwise noted above, 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.

Senior Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, James R. Beaird,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of February 1980.

ATTEST:

BIRMINGHAM TRUST NATIONAL BANK

By James R. Beaird
Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that James R. Beaird
whose name as Sr. Vice President of Birmingham Trust National Bank, a national banking
assn., 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 association.

Given under my hand and official seal, this the 14th day of

February 19 80.

ROBERT O. DRIGGERS

My Commission Expires Feb. 9, 1982