

19800611000063360 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1980 12:00:00 AM FILED/CERT

342

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Dollar and exchange of land, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CATHERN W. PARKER and husband, RUDOLPH PARKER; JOHN W. WATSON and wife, VIRGINIA WATSON; DONALD M. WATSON and wife, LINDA WATSON; MARY ALICE ADERHOLT and husband, RALPH ADERHOLT; LINDA RUTH KNIGHT and husband, ROGER KNIGHT; WALTER MARION WATSON and wife, REBECCA WATSON; and CHRISTINE W. MANFRE and husband, LEONARD MANFRE (herein referred to as grantors), grant, bargain, sell and convey unto BILLY RAY WATSON and FRANCES S. WATSON, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 18 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 360.00 feet; thence turn an angle of 90 deg. 53 min. 36 sec. to the right and run a distance of 600.00 feet; thence turn an angle of 89 deg. 06 min. 24 sec. to the right and run a distance of 418.05 feet to a point on the North right-of-way of Shelby County Hwy. No. 43; thence turn an angle of 68 deg. 47 min. 33 sec. to the right and run along said Hwy. R/W a distance of 423.81 feet; thence turn an angle of 7 deg. 38 min. 33 sec. to the left and continue along said Hwy. R/W a distance of 233.84 feet; thence turn an angle of 118 deg. 51 min. to the right and run a distance of 333.55 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 15, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 7.50 acres.

A portion of the above property has previously been conveyed to the grantee by deed dated June 22, 1973, recorded in Deed Book 281, page 285 in the Probate Office of Shelby County, Alabama.

The above named Grantors and Grantees comprise all the heirs at law and next of kin of Beulah C. Watson and J. W. Watson, both deceased.

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.

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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 3rd day of June, 1980.



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Cather W. Parker (SEAL)
Cather W. Parker

Rudolph Parker (SEAL)
Rudolph Parker

John W. Watson (SEAL)
John W. Watson

Virginia Watson (SEAL)
Virginia Watson

Donald M. Watson (SEAL)
Donald M. Watson

Linda Watson (SEAL)
Linda Watson

Mary Alice Aderholt (SEAL)
Mary Alice Aderholt

Ralph Aderholt (SEAL)
Ralph Aderholt

Linda Ruth Knight (SEAL)
Linda Ruth Knight

Roger Knight (SEAL)
Roger Knight

Walter Marion Watson (SEAL)
Walter Marion Watson

Rebecca Watson (SEAL)
Rebecca Watson

Christine W. Manfre (SEAL)
Christine W. Manfre

Leonard Manfre (SEAL)
Leonard Manfre



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STATE OF ALABAMA

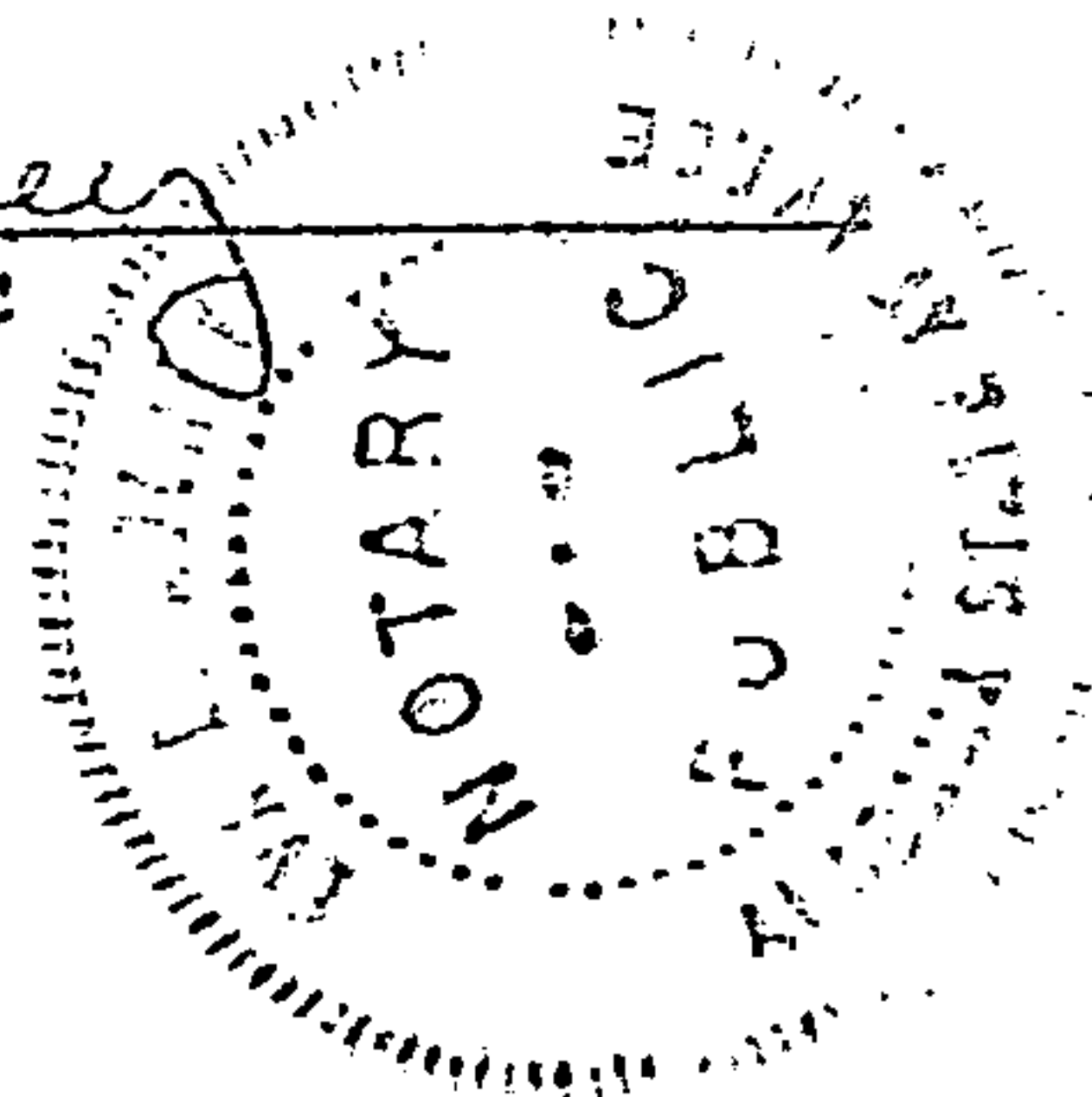
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cathern W. Parker and husband, Rudolph Parker; John W. Watson and wife, Virginia Watson; Donald M. Watson and wife, Linda Watson; Mary Alice Aderholt and husband, Ralph Aderholt; Linda Ruth Knight and husband, Roger Knight; Walter Marion Watson and wife, Rebecca Watson; and Christine W. Manfre and husband, Leonard Manfre, 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 3rd day of June, 1980.

Eva D. Mooney
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED Deed Tw. 50
1980 JUN 11 PM 3:16 Rec. 10.50
Ed. 1.00
12.00
Thomas P. Snowden, Jr.
JUDGE OF PROBATE