

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

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



This Form furnished by:  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation

2075

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and No/100 Dollars (\$7,000.00) Flat Equity DOLLARS and the assumption of a loan in the principal amount of Fifteen Thousand and One Hundred Thirty Eight and 59/100 Dollars (\$15,138.59)

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

Roger Dale Watts and wife, Connie H. Watts

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

Ernie L. Neal and wife, Mary Rose Neal

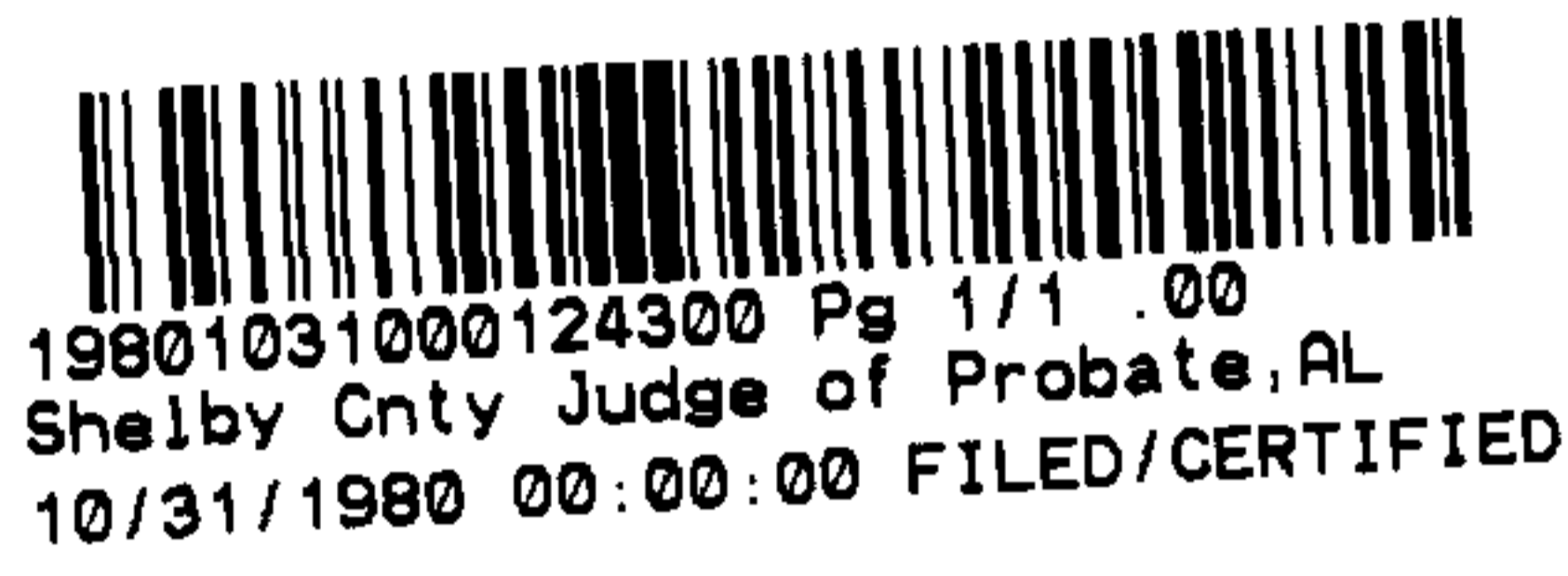
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 1, Block "A", according to plat of Wilmont Subdivision, as recorded in Map Book 3, page 124, in Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) All assessments and taxes for the year 1981, and all subsequent years. (2) Building setback line of 30' reserved from Ewing Street, as shown by plat. (3) Public utility easements of said subdivision, as shown by recorded plat. (4) Restrictive covenants and conditions as shown by recorded plat. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, page 170, in Probate Office.

Grantees herein hereby assume and agree to pay that certain Mortgage in favor of Robinson Mortgage Company dated January 30, 1973, recorded in Mortgage Book 328, Page 458, in Probate Office and which was transferred to Federal National Mortgage Association on May 7, 1973, by Misc. Book 4, Page 646, in Probate Office.



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 K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~we~~ (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 we have hereunto set OUR hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
(Seal)  
1980 OCT 31 AM 9:59  
(Seal)  
Thomas B. Snowden, Jr.  
(Seal)

Roger Dale Watts (Seal)  
Connie H. Watts (Seal)  
(Seal)

Deed 7.00  
Rec. 1.50  
Sub. 1.00  
9.50

STATE OF ALABAMA }  
SHELBY COUNTY }

I, James C. Pino, a Notary Public in and for said County, in said State, hereby certify that Roger Dale Watts and wife, Connie H. Watts whose name s 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 28th day of October, A. D. 1980

Mitchell, Green et al  
Notary Public.