

This instrument was prepared by

145

(Name) William R. Watkins

(Address) Suite 322, Diamond Head Building, 1957 Hoover Court, Birmingham, Ala. 35226

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty five thousand five hundred and no/100 (\$55,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William R. Watkins and wife, Carol A. Watkins

(herein referred to as grantors) do grant, bargain, sell and convey unto Ernest H. Clark, and Joyce E. Clark

(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 58, according to the survey of Woodland Hills, 1st Phase, 4th Sector as recorded in Map Book 6, page 24 in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes due for the current year.

35' Building line as shown by recorded map.

10' Easement on rear as shown by recorded map.

Restrictions recorded in Misc. Volume 9, page 11, in the Probate Office of Shelby County, Alabama.



19810706000073010 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/06/1981 00:00:00 FILED/CERTIFIED

Subject to mortgage from Neil Proctor Damron and Kathryn E. Damron, to Robinson Mortgage Company, Inc., filed for record January 29, 1975, and recorded in Volume 344, page 166, in the Probate Office of Shelby County, Alabama, and subsequently assigned to the Lomas & Nettleton Company in Volume 24, page 511, in said Probate Office.

\$ 52,700.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 30th day of June, 1981.

WITNESS:

See Mtg - 413 p. 816

deed tax 3.00
Rec 1.50

(Seal)

William R. Watkins

(Seal)

(Seal)

Carol A. Watkins

(Seal)

(Seal)

Carol A. Watkins

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

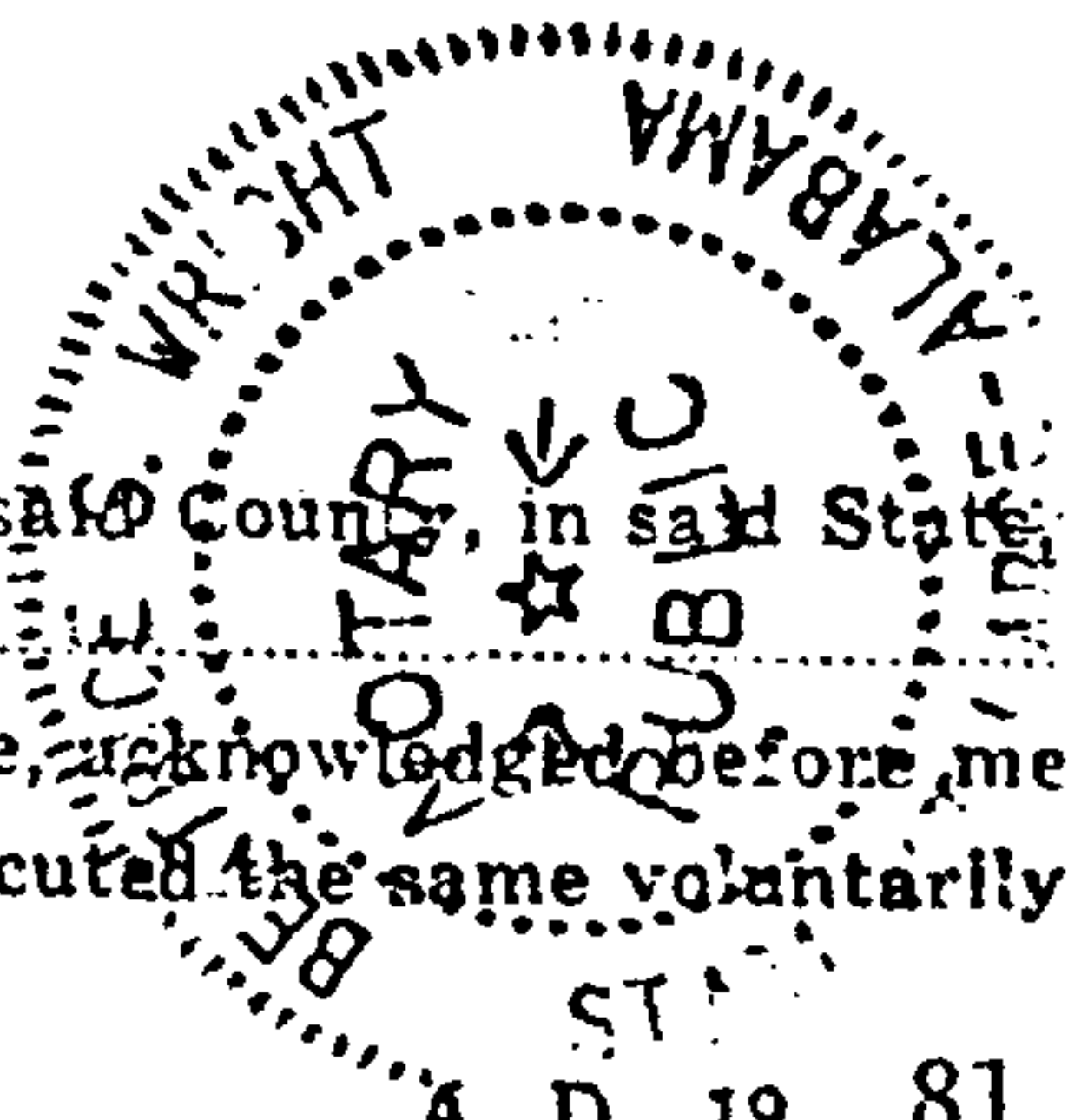
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Watkins and wife, Carol A. Watkins, 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 30th day of June, A. D., 1981.

Beatrice S. Wright

Notary Public.



BOOK 333 PAGE 810