

James R. Moncus, Jr., Attorney at Law

Jefferson Land Title Service Co., Inc.

400 Woodward Bldg., Birmingham, Al. 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Shelby COUNTY

That in consideration of Seventy-three thousand nine hundred and no/100 (\$73,900.00) DOLLARS

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

William B. Watson, Jr. and his wife, Mary Elizabeth Watson

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

Robert E. Meier and Teresa A. Meier

(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 85, according to the survey of Dearing Downs - First Addition as recorded in Map Book 6, Page 141 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.
Building setback line of 35 feet reserved from Whirlaway Circle as shown by plat.

\$60,000 of the above mentioned purchase price recited above was paid for from a mortgage loan which was closed simultaneously herewith.

19811002000105810 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
10/02/1981 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT -2 AM 9:37

Thomas A. Shawcross, Jr.
JUDGE OF PROBATE

Deed 14.00
Rec. 1.50
Ind. 1.00
16.50

Secnty 415-941

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 Sept, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

William B. Watson, Jr. (Seal)

MARY ELIZABETH WATSON (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Watson, Jr. and his wife, Mary Elizabeth Watson 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of Sept, A. D., 1981.