

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Ronald Lynn Watkins  
4552 Red Stick Road  
(Address) Route One  
Helena, AL 35080

This instrument was prepared by  
James L. Clark

(Name) Lange, Simpson, Robinson & Somerville  
1700 First Alabama Bank Building  
(Address) Birmingham, AL 35203-3272

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-five Thousand and No/100 (\$75,000.00) Dollars

to the undersigned grantor, First Alabama Bank of Birmingham, a corporation,  
(therein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto Ronald Lynn Watkins and wife, Lynn D. Watkins,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama:

Lot 10, Block 1, according to the survey of Indian Wood Forest, First Sector as  
recorded in Map Book 7, page 51 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, all easements and restrictions of  
record, and any and all rights of redemption outstanding in connection with the fore-  
closure sale referred to in the foreclosure deed recorded in the Office of the Judge  
of Probate of Shelby County, Alabama in Book 335, page 301.

Grantor:

First Alabama Bank of Birmingham  
417 North 20th Street  
Birmingham, Alabama 35203

Grantees:

Mr. and Mrs. Ronald Lynn Watkins  
4552 Red Stick Road  
Route One  
Helena, AL 35080

\$65,000.00 of the purchase price recited above, was paid from a mortgage loan  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Albert E. Williams, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6 day of August, 1982

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS DEED WAS FILED  
NOTARIAL WAS FILED  
See Mtg. 422-592  
Dec 10 10 00  
Re 150  
Jan 1 1982  
1250

First Alabama Bank of Birmingham

By Albert E. Williams, Jr., Vice President

1982 AUG 16 AM 8:16

STATE OF Alabama  
COUNTY OF Jefferson  
JUDGE OF PROBATE

I, The Undersigned Authority a Notary Public in and for said County in said  
State, hereby certify that Albert E. Williams, Jr.  
whose name as Vice President of First Alabama Bank of Birmingham,  
a corporation, 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 corporation.

Given under my hand and official seal, this the 6 day of August, 1982.

First Alabama Bank

Notary Public

BOOK 341 PAGE 766