

SEND TAX NOTICE TO:
Irvin W. Watkins, Jr.
1215 Country Club Circle
Birmingham, Alabama

THIS INSTRUMENT PREPARED BY:
Dale Corley
2100 16th Avenue South

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
Jefferson COUNTY

Know All Men By These Presents,

That in consideration of One Hundred Forty-Seven Thousand Five Hundred and no/100----- DOLLARS

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

Clement F. Brown, Jr. and wife, Blanche E. Brown

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

Irvin W. Watkins, Jr. and wife, Shirley M. Watkins

(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 49, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$67,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

1982 DEC -6 AM 8:10

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Recd 80.00
Rec. 1.50
Incl. 1.00
82.50

Security 425-277

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K(we)~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K(we) have a good right to sell and convey the same as aforesaid; that ~~I(we)~~ (we) will and ~~our~~ (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 and seal, this 29th day of November, 1982.

WITNESS:

Clement F. Brown, Jr.
Blanche E. Brown

State of Alabama
Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clement F. Brown, Jr. and wife, Blanche E. Brown, 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 29th day of November, A.D., 1982.

CORLEY, MONCUS, BYNUM, DE BUYS

Form 3091 (Rev'd 9-81)

ATTORNEYS AT LAW
2100 SIXTEENTH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205

Notary Public