

SEND TAX NOTICE TO: (Name) Mr. & Mrs. Wayne E. Watts 218 Yellowhammer Drive (Address) Alabaster, Alabama 35115

This instrument was prepared by

(Name) James L. Clark, Lange, Simpson, Robinson & Somerville (Address) 1700 First Alabama Bank Building, Birmingham, Alabama 35203-3272 (205/252-1000)

Form 117, Rev. 8/82 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS. COUNTY OF SHELBY }

That in consideration of Forty-eight Thousand and No/100 (\$48,000.00) Dollars

to the undersigned grantor, First Alabama Bank of Birmingham, a corporation, (herein 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 Wayne E. Watts and wife, A. Caron Watts,

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

Lot 21, Block 2, according to the Survey of Meadowview, Second Sector as recorded in Map Book 8, page 50, 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 foreclosure sale referred to in the foreclosure deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed 340, page 757;

1982 taxes;

Assessments, if any, due North Shelby County Fire District.

BOOK 345 PAGE 105

Grantor:

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

Grantees:

Mr. and Mrs. Wayne E. Watts 218 Yellowhammer Drive Alabaster, Alabama 35115

1983 FEB 14 AM 10:03 See Ptg. 427-393 Deed tax - 2.50 Rec. 1.50 Ind. 1.00 5.00

\$45,600.00 of the consideration 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 26th day of January, 1983.

ATTEST:

Blanton H. ... Secretary

FIRST ALABAMA BANK OF BIRMINGHAM By Albert E. Williams, Jr. Vice President

STATE OF ALABAMA } COUNTY OF JEFFERSON }

I, Catherine L. Jones, 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 26th day of January, 1983.

Catherine L. Jones Notary Public