

(Name) C. Rae Allen, Jr., Attorney at Law
3100 Lorna Road
 (Address) Birmingham, Alabama 35216

Jefferson Land Title Service Co., Inc.
 AGENTS FOR
 Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand six hundred sixty two and 51/100 (\$6,662.51) DOLLARS and the assumption of the within described mortgages, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ted B. Watts, a married man; H. Keith Tucker, a married man; and William M. Watts, a married man, (herein referred to as grantors) do grant, bargain, sell and convey unto

Herald Keith Tucker and wife, Martha D. Tucker

(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:

All of that certain real property described in "Exhibit A" attached hereto and made a part hereof by reference.

Subject to:

1. Taxes for the year 1983.
2. Transmission Line Permits to Alabama Power Company recorded in Deed Book 101, Page 500; in Deed Book 101, Page 569; in Deed Book 111, Page 153; in Deed Book 129, Page 38; in Deed Book 240, Page 429; and in Deed Book 251, Page 514, in the Probate Office of Shelby County, Alabama.
3. Title to minerals underlying captioned lands with mining rights and privileges belonging thereto.
4. That certain Mortgage from Ted B. Watts, H. Keith Tucker and William M. Watts, to Foster Building Company, Inc., dated June 20, 1979, recorded in Mortgage Book 393, Page 21, in said Probate Office, which the Grantees herein expressly agree to assume and pay.
5. That certain Mortgage from Ted B. Watts, H. Keith Tucker and William M. Watts, to MetroBank, recorded in Mortgage Book 395, Page 629, in said Probate Office, which the Grantees herein expressly agree to assume and pay.

H. Keith Tucker, one of the Grantors herein, is one and the same person as Herald Keith Tucker, one of the Grantees herein.

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 13 day of May, 1983.

Ted B. Watts (Seal)
 TED B. WATTS

H. Keith Tucker (Seal)
 H. KEITH TUCKER

William M. Watts (Seal)
 WILLIAM M. WATTS

Frances Watts (Seal)
 FRANCES WATTS

Martha D. Tucker (Seal)
 MARTHA D. TUCKER

Norma T. Watts (Seal)
 NORMA T. WATTS

STATE OF ALABAMA

Montgomery COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted B. Watts, and wife, Frances Watts 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 13 day of May, A. D. 1983.

BOOK 347 PAGE 890

STATE OF ALABAMA
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Watts and wife, Norma T. Watts, 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 13 day of May, 1983

Catherine M. Watts
Notary Public

MY COMMISSION EXPIRES MAY 15, 1983

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Keith Tucker and wife, Martha D. Tucker, 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 26 day of May, 1983

Julia S. Paul
Notary Public

MY COMMISSION EXPIRES OCTOBER 30, 1984

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Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Recording Fee \$

Deed Tax \$

\$

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

"EXHIBIT A"

ATTACHED TO AND MADE A PART OF THAT CERTAIN WARRANTY DEED FROM
TED B. WATTS, A MARRIED MAN, H. KEITH TUCKER, A MARRIED MAN, AND
WILLIAM M. WATTS, A MARRIED MAN, TO HERALD KEITH TUCKER AND WIFE,
MARTHA D. TUCKER, DATED ~~APRIL~~ May 13, 1983.

The following described property being situated in Shelby County,
Alabama, to-wit:

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25,
Township 19 South, Range 3 West, more particularly described as
follows: Commence at the N.W. corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence
in an Easterly direction along the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$
Section a distance of 897.44 feet; thence 89 deg. 19 min. 08 sec.
right, in a Southerly direction, a distance of 82.27 feet; thence
54 deg. 43 min. 51 sec. right, in a Southwesterly direction, a
distance of 266.72 feet to the point of beginning; thence continue
along last described course, a distance of 157.23 feet; thence
90 deg. left, in a Southeasterly direction a distance of 180.00 feet;
thence 90 deg. left, in a Northeasterly direction, a distance of
29.67 feet to the beginning of a curve to the left, having a central
angle of 75 deg. 24 min. and a radius of 104.38 feet; thence in a
Northeasterly direction along the arc of said curve a distance of
137.36 feet to the end of said curve; thence Northwesterly along
a line tangent to said curve, a distance of 105.34 feet to the
point of beginning.

and;

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25,
Township 19 South, Range 3 West, more particularly described as
follows: Commence at the N.W. corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence
in an Easterly direction along the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$
Section, a distance of 897.44 feet; thence 89 deg. 19 min. 08 sec.
right, in a Southerly direction, a distance of 82.27 feet; thence
54 deg. 43 min. 51 sec. right, in a Southwesterly direction a
distance of 423.95 feet to the point of beginning; thence continue
along last described course a distance of 130.00 feet; thence
90 deg. left, in a Southeasterly direction, a distance of 180.00 feet;
thence 90 deg. left, in a Northeasterly direction a distance of
130.00 feet; thence 90 deg. left in a Northwesterly direction, a
distance of 180.00 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED
1983 JUN 20 AM 11:49

Thomas G. Lawrence
JUDGE OF PROBATE

Deed TAX	7.00
Rec	5.00
Ins	1.00
	13.00