

This instrument was prepared by

(Name) Daniel M. Spidler, Attorney at Law  
 108 Chandalar Drive  
 (Address) Pelham, Alabama 35124

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
 Pelham, Alabama 35124  
 Phone (205) 988-5600  
 Policy Issuing Agent for  
 SAFECO 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 THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00)----- DOLLARS

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

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

Billy Joe Watson and wife, Patricia P. Watson

(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:

See Exhibit "A" attached and incorporated herein for legal description.

This property is not the Grantor's homestead. This is vacant property and  
 Grantor is claiming a homestead on another piece of property in Shelby  
 County, Alabama.

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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, I have hereunto set my hand(s) and seal(s), this 8th  
 day of June, 1984

WITNESS:

*Cherel Howard Gatto* (Seal)  
 CHEREL HOWARD GATTO (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
 SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that Cherel Howard Gatto  
 whose name 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 she has executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 8th day of June, A. D., 1984

From the Southwest corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, run Easterly along the South boundary line of said 1/4 1/4 section 263.0 feet; thence turn an angle of 79 deg. 07 min. to the left and run Northeasterly 258.71 feet; thence turn an angle of 57 deg. 09 min. to the right and continue Northeasterly 187.85 feet; thence turn an angle of 124 deg. 20 min. to the left and run Northwesterly 128.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run Northeasterly 133.0 feet to the point of beginning of the land described herein; thence turn an angle of 90 deg. 00 min. to the left and run Northwesterly 150.0 feet to the point of a curve to the right; thence from point of said curve turn an angle of 103 deg. 27 min. 30 sec. to the right for the chord of said curve; the length of chord being 70.82 feet; the intersection angle of said curve being 26 deg. 55 min. and the radius being 152.15 feet; thence from point of said curve run Northeasterly along the arc of curve for 71.49 feet to the point of tangent of above described curve; thence from the point of tangent of said curve turn an angle from the chord of said curve 13 deg. 27 min. 30 sec. to the right and run Northeasterly along the tangent to above curve for 47.69 feet to a point of curve to the left, said curve having the following characteristics: Intersection angle of 17 deg. 37 min. radius 273.14 feet and length of curve being 84.0 feet; thence from point of above described curve run Northeasterly along the arc of said curve for 51.76 feet; thence from the chord of 51.76 feet of arc, turn an angle of 71 deg. 48 min. to the right and run Southeasterly 215.0 feet to a point on the West right of way line of a county road and on the arc of curve to the right said curve having the following characteristic: Intersection angle being 17 deg. 45 min. and the radius being 305.21 feet and the length of curve being 94.55 feet; thence from last said course turn an angle of 71 deg. 34 min. to the right for the chord to the arc of above said curve; said chord being 64.21 feet; thence run Southwesterly along the arc of above said curve and along said right of way for 64.46 feet to the point of tangent of above curve; thence from the chord of above segment of arc of above curve turn an angle of 06 deg. 19 min. to the right and run along the tangent to above described curve and along said right of way for 101.10 feet; thence turn an angle of 102 deg. 01 min. 40 sec. to the right and run Northwesterly 161.5 feet to the point of beginning. This land being a part of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West. Situated in Shelby County, Alabama.

Subject to:

- 1) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 551 in Probate Office.
- 2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 235 page 552 and Deed Book 111 page 625 in Probate Office.

\$25,000.00 of the above-recited purchase price was paid from a purchase money mortgage loan closed simultaneously herewith.

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

1984 JUN 14 AM 8:49

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

*Deed Pay - 1000*  
*Rec 300*  
*Ind. 100*  
*1400*

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