

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, AL 35236



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 Forty nine thousand nine hundred and 00/100th---(\$49,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles A. Chesser and wife, Kathy D. Chesser
(herein referred to as grantors) do grant, bargain, sell and convey unto

John W. Watkins and wife, Jean 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 130, according to Corsentino's Addition to Eaglewood Estates, Fourth Sector,
First Phase, as recorded in Map Book 8, page 17, in the Office of the Judge of
Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights-of-way, limitations,
if any, of record.

\$47,400.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

Grantees' Address: 1114 Eagle Drive, Maylene, Alabama 35114.

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

1985 APR -9 AM 10:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax 2.50
2.50
1.00
6.00

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 29th
day of March, 1985.

WITNESS:

Charles A. Chesser (Seal)
Kathy D. Chesser (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, The Undersigned
hereby certify that Charles A. Chesser and wife, Kathy D. Chesser
whose name are signed to the foregoing conveyance, and are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of March, A. D. 1985.