

This instrument was prepared by
DOUGLAS ROGERS
(Name) **ATTORNEY AT LAW**
1920 MAYFAIR DRIVE

Grantee Address: **5410 Harvest Ridge Lane**
Birmingham, AL 35243

(Address) **BIRMINGHAM, AL 35209**

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **Eighty Six Thousand Eight Hundred Eighty and no/100 Dollars**

to the undersigned grantor, **Ken Mitchell Builders, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto **Steven D. Watts and Joice M. Watts**

(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**

**Lot 61, according to the Survey of Meadow Brook 11th Sector as recorded in
Map Book 9, Page 6 A & B in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.
Minerals and mining rights excepted.**

**Subject to restrictions, easements, rights-of-way and building lines of
record.**

Subject to taxes for 1985.

**\$82,500.00 of the purchase price recited above was paid from a mortgage
filed simultaneously herewith.**

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE

1985 SEP 10 PM 2:23

RECORDING FEES

Mortgage Tax	\$ <u>4.50</u>
Deed Tax	
Recording Fee	\$ <u>2.50</u>
Index Fee	\$ <u>1.00</u>
TOTAL	\$ <u>8.00</u>

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **President, Ken Mitchell**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **30** day of **August** 19 **85**

ATTEST:

KEN MITCHELL BUILDERS, INC.

By

President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that
whose name as

President of Ken Mitchell Builders, Inc.

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 **30** day of **August**

1985

Notary Public