

This instrument was prepared by

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

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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 889
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 Eight Thousand and no/100th (\$48,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Willis Belvin Mims and wife, Jeanette Dale Mims
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael A. Watkins and wife, Judy J. 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

\$48,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Grantees' Address: 119 King Valley Road, Pelham, Alabama 35124

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 25th
day of November, 1985.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Willis Belvin Mims (Seal)
WILLIS BELVIN MIMS

Jeanette Dale Mims (Seal)
JEANETTE DALE MIMS

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Willis Belvin Mims and wife, Jeanette Dale Mims
whose name 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 25th day of November, A. D. 1985

EXHIBIT "A"

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; run thence in an easterly direction along the South line of said 1/4 - 1/4 section for a distance of 466.90 feet; thence turn an angle to the left of 91 deg. 18 min. 30 sec. and in a northerly direction for a distance of 102.73 feet; thence turn an angle to the right of 90 deg. and in an easterly direction for a distance of 40 feet; thence turn an angle to the left of 90 deg. and in a northerly direction for a distance of 32 feet; thence turn an angle to the right of 90 deg. and in an easterly direction for a distance of 231.25 feet; thence turn an angle to the right of 90 deg. and in a southerly direction for a distance of 105 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 105.09 feet; thence turn an angle to the right of 90 deg. 9 min. and in a westerly direction for a distance of 250.64 feet; thence turn an angle to the right of 96 deg. 53 min. 15 sec. (said angle being measured from the last described course to the chord of the following course, said course being situated on a curve concave to the right having a central angle of 8 deg. 25 min. 30 sec. and a radius of 514.83 feet); thence along the arc of said curve to the right for a distance of 75.70 feet to the point of reverse curve, said following curve having a central angle of 3 deg. 19 min. and a radius of 524.65 feet); thence along the arc of said curve to the left for a distance of 30.37 feet; thence turn an angle to the right of 80 deg. 20 min. 30 sec. (said angle being measured to the chord of last described course to the following course) and run in an Easterly direction for a distance of 236.46 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1985 DEC -2 AM 8:35

Thomas W. Harrison, Jr.
JUDGE OF THE CLERK

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RECORDING FEES
Recording Fee \$ 5.00
Index Fee 1.00
TOTAL \$ 6.00