

This instrument was prepared by:

(Name) Charles L. Kerr, Attorney
 (Address) 117 9th Street NE
Leeds, AL 35094

Send Tax Notice to:

(Name) Malcolm E. Powers
 (Address) 9056 County Road 45
Sterrett, AL 35147

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 Four Thousand DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Ray Watson, Christine W. Manfre, Cathern W. Parker, John W. Watson, Donald M. Watson, Mary Alice W. Aderholt, Linda Ruth W. Knight and Walter Marion Watson, all married persons, (herein referred to as grantors) do grant, bargain, sell and convey unto

Malcolm Eugene Powers and Rachel Y. Powers

(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:

The N 1/2 of the SW 1/4 of SW 1/4 of Section 24, Township 18 South, Range 1 East, subject to that certain oil and gas lease to Amoco Production Company as described in deed recorded in the Probate Office of said county in said State in Deed Book 346 at page 126, and 1986 taxes; and grantors hereby warrant that they are all married persons; that no part of said premises constitutes any part of the homestead of grantors, or of either of them or of their separate spouses; and that said premises are hereby conveyed for a division of the proceeds among the Joint owners thereof.

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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 for 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 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 15th day of July, 19 86.

WITNESS

Walter Marion Watson (Seal)
John W. Watson (Seal)
Billy Ray Watson (Seal)
Cathern W. Parker (Seal)

Christine W. Manfre (Seal)
Mary Alice W. Aderholt (Seal)
Linda Ruth W. Knight (Seal)
Walter Marion Watson (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment - SEE REVERSE SIDE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Watson, Christine W. Manfre, Cathern W. Parker, John W. Watson, 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 15th day of July A.D., 19 86

Donald M. Watson, Mary Alice W. Aderholt, Linda Ruth W. Knight and Walter Marion Watson, all married persons,

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

1986 SEP 12 AM 10:43

James P. Stevenson, Jr.
JUDGE OF PROBATE

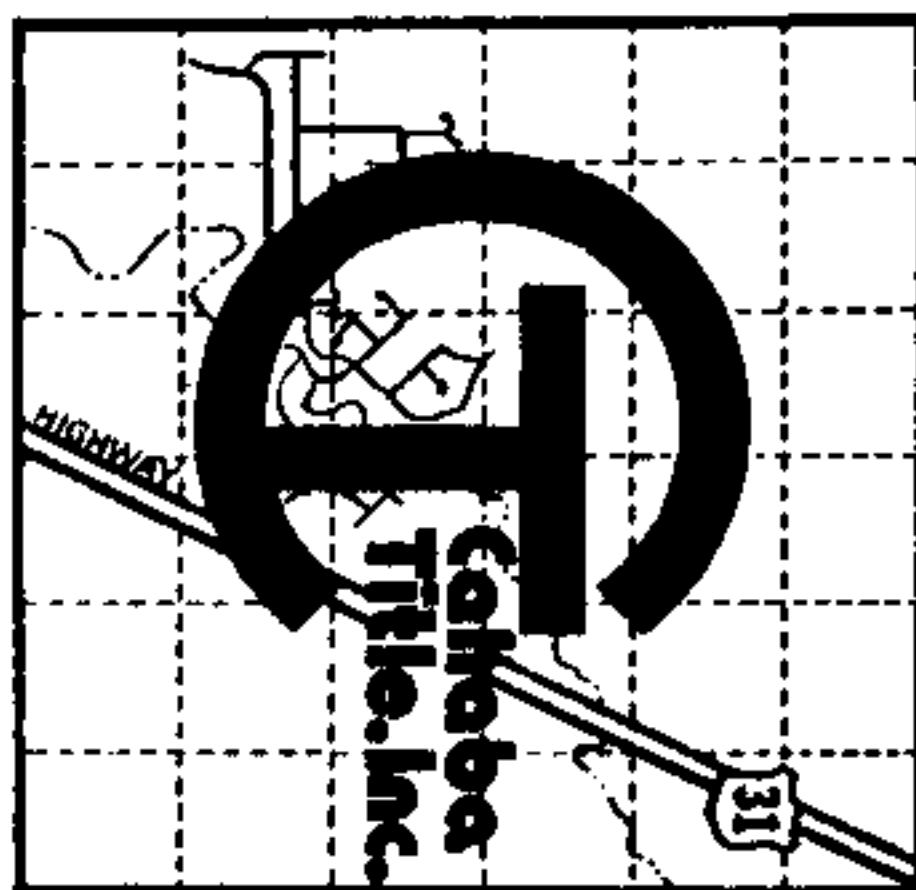
1. Deed Tax	\$ <u>34.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>7.00</u>
TOTAL	<u>46.00</u>

Return to:

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE