

STATE OF ALABAMA)

JEFFERSON COUNTY)

169

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FORTY SIX THOUSAND DOLLARS (\$146,000.00), in hand paid to the undersigned grantor, MORTGAGE CORPORATION OF THE SOUTH, a corporation (herein referred to as "Grantor") by STEPHEN D. WATKINS, JR. and wife, DEBRA F. WATKINS, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real estate situated in Shelby County, Alabama, described as follows:

Lot 219, according to survey of Riverchase Country Club, 9th Addition, as recorded in Map Book 8 Page 46 A & B in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

(1) Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quality of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;

(2) Ad valorem taxes due in the year 1987, a lien but not yet payable;

(3) Building line setback of 50 feet reserved from Lake Forest Circle and Stoney Brook Drive as shown by plat;

(4) Public utility easements as shown by recorded plat, including irregular easement along the Northeasterly side of subject lot;

(5) Restrictions, covenants and conditions as set out in instrument recorded in Map Book 8, Page 46 A & B in the Probate Office of Shelby County;

(6) Agreement with Alabama Power Company as to underground cables recorded in Miscellaneous Book 41 Page 811 and covenants pertaining thereto recorded in Miscellaneous Book 41 Page 802 in the Probate Office of Shelby County;

(7) 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 111 Page 625 and Deed Book 127 Page 140 in the Probate Office of Shelby County;

(8) Declaration of Protective Covenants, Agreements, Charges, Easements and Liens for Riverchase (Residential), as recorded in Miscellaneous Book 14 beginning at Page 536, and amended in Miscellaneous Book 17 beginning at Page 550, and further amended in Real 10 Page 336;

(9) Notice of Compliance Certificate, recorded in Miscellaneous Book 34 Page 549 in the Probate Office of Shelby County;

Courtney Mason

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(10) One year right of redemption expiring December 12, 1986.

TO HAVE AND TO HOLD to 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 the Grantor, for itself, its successors and assigns, does hereby covenant with the said Grantees, their heirs and assigns, that the property is free and clear from all encumbrances whatsoever, created by, from, through or under the Grantor, and that said Grantor will forever warrant and defend the same with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, against all lawful claims of all persons claiming by, through or under the Grantor herein, except as herein stated.

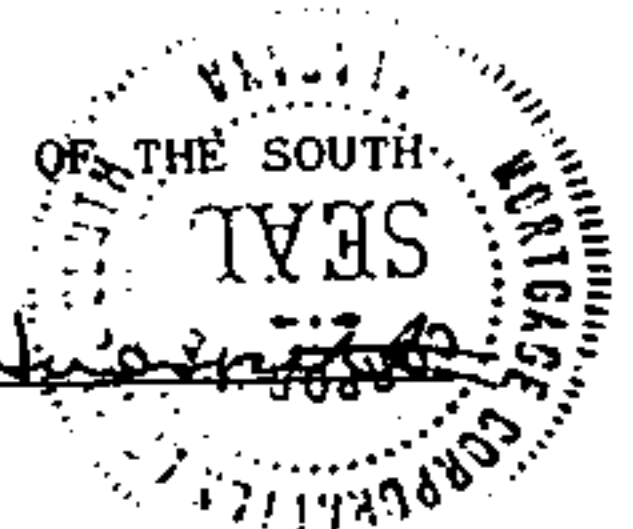
IN WITNESS WHEREOF, the said MORTGAGE CORPORATION OF THE SOUTH, by James Ronny Hudspeth, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of October, 1986.

ATTEST:

Lynne J. Roberson

MORTGAGE CORPORATION OF THE SOUTH

BY: James R. Hudspeth



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that James Ronny Hudspeth, whose name as Vice President of MORTGAGE CORPORATION OF THE SOUTH, 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, (s)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 30th day of October, 1986.

Lynne J. Roberson
NOTARY PUBLIC

My Commission Expires:

10-17-88



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 NOV -4 AM 10:55

Lynne J. Roberson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
2. Mig Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.00

This instrument was prepared by Lynne J. Roberson, 2119 Sixth Avenue North, Birmingham, Alabama 35203.

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