

SEND TAX NOTICE TO:

Mr. Samuel F. Watson
(Name) Mrs. Jan E. Watson
2312 Spring Iris Drive
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) John T. Natter, Attorney, Pope & Natter

(Address) 2326 Highland Avenue, Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Eight Thousand Five Hundred and no/100 Dollars (\$208,500.00)

to the undersigned grantor, Natter Properties, Incorporated
(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

Samuel F. Watson and wife, Jan E. Watson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County Alabama

Lot 2440, according to the survey of Riverchase Country Club, 24th
Addition, as recorded in Map Book 10, page 64 in the Probate Office of
Shelby County, Alabama.

Subject to:

Taxes due in the year 1987 which are a lien but not due and
payable until October 1, 1987.

Easements, restrictions, right-of-ways, and recordings of record.

\$150,000.00 of the above recited purchase price was paid by a
mortgage loan closed simultaneously herewith.

BOOK 137 PAGE 31

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, 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 Vice- President, Patrick J. Natter
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June 1987

ATTEST:

STATE OF Alabama
COUNTY OF Shelby

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

1987 JUN 22 PM 5:24

I, the undersigned
State, hereby certify that

whose name as

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,

By Patrick J. Natter, Its Vice-President

1. Dead Tax \$ 58.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00

TOTAL 62.00

a Notary Public in and for said County in said

Given under my hand and official seal, this the

15th day of June

19 87

LAW OFFICES
POPE & NATTER
2326 HIGHLAND AVENUE

Notary Public