

216

Jerry W. Watkins  
Rt. 1, Box  
Wilsonville, AL 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

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 TEN THOUSAND AND NO/100 (\$10,000.00) ----- DOLLARS

to the undersigned grantor, Denman Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry W. Watkins and wife, Rene Watkins

(herein referred to as GRANTEEES) 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:

Part of the West 1/2 of Northeast 1/4 of Section 22, Township 21 South, Range 1  
East, Shelby County, Alabama, being more particularly described as follows:  
From the Southeast corner of said 1/2-1/4 Section, run in a Westerly direction along  
the South line of said 1/2-1/4 Section for a distance of 879.19 feet to an existing  
iron pin being the point of beginning; thence continue along last mentioned  
course for a distance of 391.89 feet to an existing iron pin; thence turn an  
angle to the right of 71 deg. 11 min. 20 sec. and run in a Northwesterly direction  
for a distance of 145.95 feet to an existing iron pin; thence turn an angle to the  
right of 19 deg. 47 min. and run in a Northerly direction for a distance of 255.20  
feet to an existing iron pin; thence turn an angle to the right of 88 deg. 20 min.  
and run in an Easterly direction for a distance of 435.00 feet to an existing iron  
pin; thence turn an angle to the right of 90 deg. 44 min. 40 sec. and run in a  
Southerly direction for a distance of 398.59 feet to the point of beginning; being  
situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1988 are a lien, but not due and payable until October 1, 1988.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, page 58 and Deed Book 107, page 167 in Probate Office.
3. Right-of-way granted to Southern Bell Telegraph and Telephone by instrument recorded in Deed Book 326, page 575 in Probate Office.
4. Right-of-way granted to Shelby County by instrument recorded in Deed Book 164, page 490 in Probate Office.
5. Mineral and mining rights not owned by the Grantor.
6. Less and except any part of subject property lying within the dirt road as shown by survey of Lawrence D. Weygand Reg. P.E. & L.S. #10373 dated October 10, 1986.

\$7,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of December 1987

ATTEST: DENMAN CONSTRUCTION COMPANY, INC.  
1. Deed Tax \$ 300 By Rodney B. Denman President

STATE OF ALABAMA SHELBY CO. 2. Mtg. Tax  
STATE OF ALABAMA 3. Recording Fee 2.50  
COUNTY OF SHELBY 4. Indexing Fee 1.00  
I, the undersigned authority TOTAL 6.50 a Notary Public in and for said County in said

State, hereby certify that Rodney B. Denman Denman Construction Company, Inc.  
whose name as President of  
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 2nd day of December 19 87

Peggy J. Lutson  
Notary Public

BOOK 162 PAGE 101

return to: W.E.N. + 7.