

This instrument was prepared by

(Name) Lamar Ham  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
Ronald L. Watkins  
3205 Berkeley Lane  
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand and 00/100-----Dollars

to the undersigned grantor, Bryant Homes, 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

Ronald L. Watkins and Lynn D. 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:

Lot 12-A, Block 1, according to a Resurvey of Lot 12, Block 1, Woodford  
as recorded in Map Book 9, page 77, in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, restrictions, mineral and mining  
rights, agreements, and rights of way of record.

\$112,000.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

BOOK 168 PAGE 186

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

88 JAN 20 AM 11:38

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 28.00

2. Mtg. Tax 2.50

3. Recording Fee 1.00

4. Indexing Fee 1.00

TOTAL 31.50

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 con-  
tingent 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 encum-  
brances,

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, James J. Bryant  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of January 19 88

ATTEST:

Bryant Homes, Inc.

By James J. Bryant  
President

STATE OF Alabama  
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, the undersigned James J. Bryant  
State, hereby certify that President of Bryant Homes, Inc.  
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,

Given under my hand and official seal, this the 18th day of

January 19 88

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1989