

WARRANTY DEED

645

THE STATE OF ALABAMA, }
JEFFERSON COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY THREE THOUSAND AND NO/100 (\$83,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Charles Jordan Stover and Debra R. Stover, husband and wife

RAYMOND G. WATTS AND FIONA M. WATTS (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto RAYMOND G. WATTS AND FIONA M. WATTS (herein referred to as GRANTEE(S)), FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, THEIR heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 25, BLOCK 1 ACCORDING TO THE SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS AS RECORDED IN MAP BOOK 6, PAGE 163 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$74,700.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 234 PAGE 423

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

89 APR 13 AM 9:16

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

- 1. Dead Tax \$ 850
- 2. Mig. Tax
- 3. Recording Fee 250
- 4. Indexing Fee 200
- TOTAL 1300

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), THEIR heirs and assigns FOREVER, TOGETHER WITH THE RIGHT OF SURVIVORSHIP IN THE SURVIVOR OF THEM And GRANTOR(S) do covenant with the said GRANTEE(S), THEIR heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they ha VE a good right to sell and convey the same to the said GRANTEE(S), THEIR heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), THEIR heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF they have hereunto set their hand s and seal s, this 8TH day of FEBRUARY 19 89

WITNESS:
B. Rogers

X Charles Jordan Stover (L. S.)
Charles Jordan Stover (L. S.)
X Debra R. Stover (L. S.)
Debra R. Stover (L. S.)

THE STATE OF ALABAMA, }
Shelby COUNTY. }

I, a Notary Public in and for said State hereby certify that Charles Jordan Stover and Debra R. Stover, husband and wife

whose name s 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 8TH day of FEBRUARY 19 89
James R. Mancus Stacey M. Ducote
Notary Public