

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

(Name) H. Evans Whaley  
(Address) 244 West Valley Avenue, Ste 200A  
Birmingham, AL 35209

Send Tax Notice to:

(Name) Steven D. Watts & Joice M. Watts  
(Address) 3752 Kinross Drive  
Birmingham, AL 35242

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

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, 1990

That in consideration of Ten and no/100 Dollars and other good and valuable consideration-----

to the undersigned grantor, Spratlin Construction Co., Inc. a corporation,  
(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

Steven D. Watts and wife, Joice M. Watts

(herein referred to as GRANTEES) 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 51, according to the Map and Subdivision of Brook Highland, 1st Sector, as recorded in  
Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set  
back lines of record.

\$185,500.00 of the purchase price recited above was paid from a mortgage loan closed simul-  
taneously herewith.

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

91 JAN 16 AM 9:56

Thomas G. Spratlin, Jr.  
JUDGE OF PROBATE

1. Deed Tax ----- NO TAX PD.  
2. Mtg. Tax ----- 2.50  
3. Recording Fee ----- 3.00  
4. Indexing Fee ----- 7.00  
5. No Tax Fee ----- 7.00  
6. Certified Fee ----- 7.00  
Total ----- 27.50

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TO HAVE AND TO HOLD, To the 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 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,

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 President, William F. Spratlin  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of Sept. 19 90

ATTEST

FOR: SPRATLIN CONSTRUCTION CO., INC.

By

Its

William F. Spratlin  
President, William F. Spratlin

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY }

I, H. Evans Whaley

State, hereby certify that

whose name as its President of Spratlin Construction Co., Inc.

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 is 28 day of September 19 90

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: AUG. 11, 1991.  
BONDED BY ALA. NOTARY PUBLIC UNDERWRITERS.

H. Evans Whaley  
Notary Public