

SEND TAX NOTICE TO:

(Name)

Wardlaw M. Watson

(Address)

933 Rockford Rd.  
Birmingham, Al 35222

This instrument was prepared by

(Name)

Lee B. Lloyd

(Address)

2121 Highland Avenue South  
Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/52

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$1,000.00

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LEE OLA DEWBERRY

(herein referred to as grantors) do grant, bargain, sell and convey unto

WARDLAW M. WATSON and his wife, FLETA M. WATSON,

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

Shelby

County, Alabama to-wit:

Lot No. Fifteen, according to Map and Survey of Mountain View Lake Company, First Sector, as made by Charles H. Peay, Jr., C.E., dated March 26, 1955.

All minerals, and mining rights, including oil and gas are excepted, provided however that the owner of said minerals, and mining rights including oil and gas, shall not have the right to disturb the surface, or so construct any mining or extraction of oil and gas so as to deplete or pollute the water in any well the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, Page 236, and all other restrictions and easements of record.

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

91 OCT -1 PM 3:16

JUDGE OF PROBATE

1. Dead Tax	1.00
2. Mfg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	7.50
Total	17.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this

29<sup>th</sup>

day of August, 1991.

WITNESS:

Annette W. Lloyd (Seal)

Lee Ola Dewberry (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Lee Ola Dewberry

whose name 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 is executed the voluntarily

on the day the same bears date.

Given under my hand and official seal this

29<sup>th</sup>

day of

August

A. D. 1991