

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Albert W. Watkins, III
501 Hwy 61
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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,

That in consideration of Sixty Seven Thousand and no/100 DOLLARS

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

Hoyt V. Green, a single man; and Annie Lue Green, a single woman

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

Albert W. Watkins, III and Elizabeth Ann Watkins

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of the SW 1/4 of the SE 1/4, Section 1, Township 21 South, Range 1 East, and run South 42 degrees 12 minutes 19 seconds West a distance of 1098.71 feet to a point on the SE right of way line of Co. Hwy. 61, said point being North 75 degrees 45 minutes 09 seconds West a distance of 2180.80 feet from the SE corner of said Section 1, and the point of beginning; thence run North 47 degrees 14 minutes 36 seconds East along said right of way line a distance of 64.36 feet; thence turn an angle of 06 degree 01 minutes 42 seconds to the left and run along said right of way line a distance of 297.36 feet; thence turn an angle of 93 degrees 58 minutes 18 seconds to the right and run a distance of 374.38 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 361.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 354.00 feet to the point of beginning. Situated in the SW 1/4 of SE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

Subject to taxes for 1994 and subsequent years, easements, restrictions, permits, and rights of way of record.

10/04/1993-30535
03:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

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, we have hereunto set OUR hand(s) and seal(s), this 30th day of September, 19 93.

WITNESS:

(Seal)

Hoyt V. Green
Hoyt V. Green (Seal)

(Seal)

Annie Lue Green
Annie Lue Green (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

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

hereby certify that Hoyt V. Green and Annie Lue Green 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 30th day of September, A. D., 19 93

Notary Public.