

Curtis L. Watkins
128 Co. Road 337
Chelsea, Alabama 35043

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY EIGHT THOUSAND FIVE HUNDRED SIXTY & NO/100---- (\$28,560.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Herman J. Lohmann, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Curtis L. Watkins and wife, Paula B. Watkins (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1994-18695

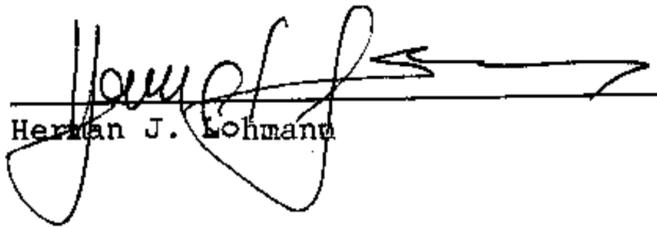
Lot 2, according to the Resubdivision of North Fork Estates, as recorded in Map Book 18 page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The following restrictions and covenants shall attach to and running with the land perpetually:
1. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently.
2. No visible accumulation of inoperable vehicles or machinery will be permitted on this land.
3. No commercial chicken operations will be allowed on this land. No mobile home will be permitted.
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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 and seal, this 8th day of June, 1994.

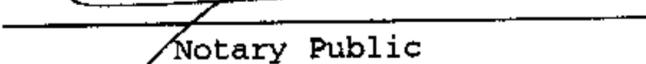
 (SEAL)
Herman J. Lohmann

06/10/1994-18695
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Herman J. Lohmann a single individual 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June A.D., 1994


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95