

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 SIXTY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$66,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Mark R. Grant and wife, Nora McSherry Grant (herein referred to as grantors), do grant, bargain, sell and convey unto Christopher R. Watwood and wife, Lisa M. Watwood (herein referred to as GRANTEEES) 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:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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

\$56,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 556 Highway 315 Columbiana, Alabama 35051

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 1994.

Mark R. Grant

Mark R. Grant

(SEAL)

Nora McSherry Grant

Nora McSherry Grant

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Mark R. Grant and wife, Nora McSherry Grant whose names 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 June A.D., 1994

Inst # 1994-21146

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

Notary Public

07/06/1994-21146

08:20 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

EXHIBIT "A"

A parcel of land in the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West, thence run North along the West line of said 1/4 1/4 for 245.8 feet; thence 88 deg. 19 min. right run 503.5 feet; thence 69 deg. 50 min. left run 329.1 feet; thence 69 deg. 50 min. right run 384.6 feet to the point of beginning; thence continue last described course for 300.0 feet to the center line of Butter and Eggs Road; thence 90 deg. 43 min. right run 7.1 feet along said road; thence 12 deg. 37 min. right run 146.86 feet down the center line of a gravel road; thence 76 deg. 40 min. right run 266.04 feet; thence 90 deg. 00 min. right run 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a 30 foot easement for Ingress and Egress, the centerline which is described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said 1/4 1/4 for 245.8 feet; thence 88 deg. 19 min. right run 503.5 feet; thence 69 deg. 50 min. left run 329.1 feet; thence 69 deg. 50 min. right run 684.6 feet to the centerline of Butter and Eggs Road; thence 90 deg. 43 min. right run 7.1 feet along said road to the point of beginning; thence 12 deg. 37 min. right run 146.86 feet along the center of a gravel road and the point of ending; being situated in Shelby County, Alabama.

Inst # 1994-21146

07/06/1994-21146
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00