

Prepared by:

SEND TAX NOTICE TO:

GENERAL WARRANTY DEEDTITLE NOT CHECKED BY PREPARER.
LEGAL SUPPLIED BY GRANTOR.STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1996-03054

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum \$10.00 and other valuable consideration paid to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, WALTER MARION WATSON AND REBBECCA S. WATSON (herein referred to as Grantor,s), do grant, bargain, sell and convey unto JARED WATSON and TRACY L. WATSON (herein referred to as Grantees) for and during thier 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:

Commencing at the Northwest Corner of Section 15 Township 18 South Range 1 East Shelby County, Alabama; thence East along the North Boundary Line of said Section 15 for a distance of 944.31 feet; thence South 59 degrees 19 minutes 27 seconds West, a distance of 39.20 feet for the POINT OF BEGINNING; thence continuing Southwest along said line, a distance of 256.39 feet; thence South 7 degrees 44 minutes 44 seconds West, a distance of 160.42 feet; thence South 33 degrees 56 minutes 30 seconds East, a distance of 147.04 feet; thence North 52 degrees 24 minutes 12 seconds East, a distance of 204.39 feet; thence North 34 degrees 29 minutes 16 seconds East, a distance of 271.38 feet to the West Right of Way Line of Shelby County Road No. 491; thence North 0 degrees 10 minutes 03 seconds West, a distance of 63.35 feet along said county road right of way line; thence North 89 degrees 59 minutes 59 seconds West, a distance of 155.39 feet to the POINT OF BEGINNING; said described tract containing 2.14 acres, more or less.

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 the said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that said property is 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 Grantee, his, her or their heirs and assigns forever, against the lawfull claims of all persons.

✓ Jared Watson
P.O. Box 12
Vandiver, Al. 35176

Inst # 1996-03054

01/30/1996-03054
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 15.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) on this the 29th day of January, 1996.

Walter Marion Watson
WALTER MARION WATSON
Rebecca S. Watson
REBECCA S. WATSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that WALTER MARION WATSON AND REBECCA S. WATSON, whose name(s) is 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 the 29th day of January, 1996.

Lori L. McQuinn
NOTARY PUBLIC (seal)

MY COMMISSION EXPIRES

MY COMMISSION EXPIRES AUG. 23, 1999

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