

This instrument was prepared by:
(Name) Courtney Mason & Associates, P. C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) H. Gregory Watts
(Address) 352 Dogwood Trail
Montevallo, Alabama 35115

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty-Nine Thousand and No/100ths (\$129,000.00) - - Dollars
to the undersigned grantor, Meredith Investments, L.L.C. **Limited Liability Company**
~~a (general) partnership.~~

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

H. Gregory Watts and wife, Lara Jobman Watts

(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 12, according to the survey of Park Forest Subdivision - Fourth Sector, as
recorded in Map Book 18 page 95, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, rights of way, current taxes, building setback lines,
and restrictions, if any, of record.

\$103,500.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1996-14191

05/01/1996-14191
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 en-
tire 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and
assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, war-
rant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ^{Members} ~~General Partners~~ who are authorized to execute this con-
veyance, has hereto set its signature and seal, this the 29th day of April 19 96

Meredith Investments, L.L.C.

By Marie M. Romano (Seal)
Marie M. Romano, ~~Partner~~
Member

By Michael Romano (Seal)
Michael Romano
Member

Inst # 1996-14191

ACKNOWLEDGMENT FOR ~~PARTNERSHIP~~ LIMITED LIABILITY COMPANY

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Marie M. Romano and Michael Romano, Jr.

whose name(s) as ~~general partners~~ ~~of~~ members of Meredith Investments, L.L.C.
a (n) limited liability company (state) ~~(general)~~ ~~(limited)~~

~~partnership~~ and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such ~~partners~~ ^{members}, and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ limited liability company.

Given under my hand and official seal this 29th day of April, 19 96

AFFIX NOTARIAL SEAL

Notary Public

COURTNEY H. MAC ~~My commission expires~~
MY COMMISSION EXPIRES
3/5/99

Inst # 1996-14191

05/01/1996-14191
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.50

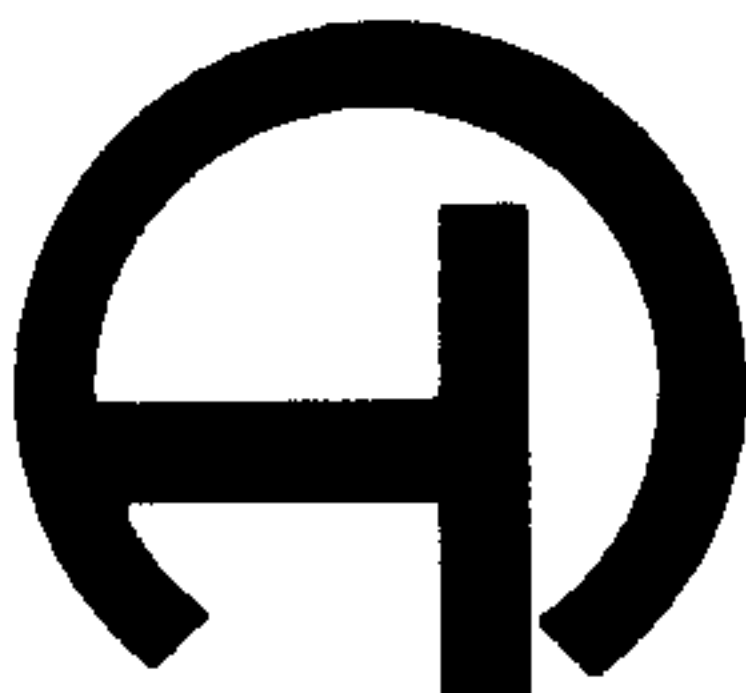
Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahoba Title, Inc.

RIVERCHASE OFFICE
2068 Valledale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 835-1571