

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
STANLEY E. WATTS
LINDA G. WATTS
6653 Chelsea Road
Columbiana, AL 35051

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY-SIX THOUSAND DOLLARS AND NO/100's (\$96,000.00) to the undersigned grantor, SPRATLIN CONSTRUCTION CO., INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto STANLEY E. WATTS and LINDA G. WATTS (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

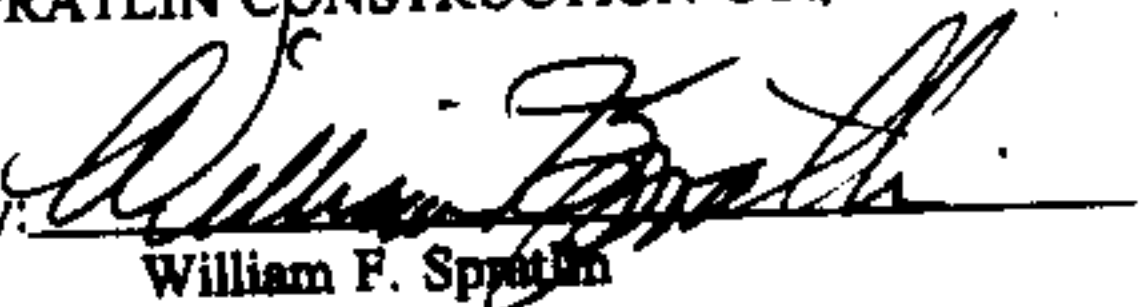
\$25,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant 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 President, William F. Spratlin, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 21st day of April, 1997.

SPRATLIN CONSTRUCTION CO., INC.

By: 
William F. Spratlin
Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William F. Spratlin, whose name as President of SPRATLIN CONSTRUCTION CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

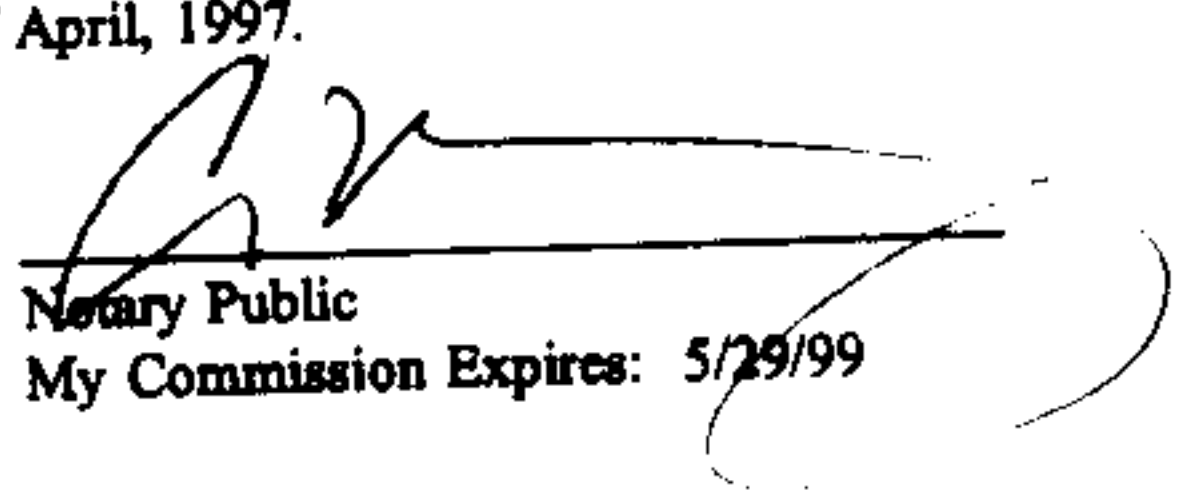
Given under my hand and official seal this 21st day of April, 1997.

Inst # 1997-13508

03/01/1997-13508
02:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 82.00


Notary Public
My Commission Expires: 5/29/99

Inst # 1997-13508

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at an iron pin found at the SE corner of Hartsfield Estates as recorded in Map Book 14, on page 50, in the Office of the Judge of Probate, Shelby County, Alabama, thence run North 01 deg. 59 min. 03 sec. East for a distance of 17.73 feet (17.68 feet deed) to an iron pin set; thence continue along last stated course for a distance of 141.83 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 112.35 feet to an iron pin found; thence run South 83 deg. 32 min. 55 sec. East for a distance of 196.13 feet (196.07 feet deed) to an iron pin found on the Westerly right of way of Shelby County Highway No. 47; thence run South 6 deg. 27 min. 05 sec. West along said right of way for a distance of 112.01 feet to an iron pin set; thence run North 83 deg. 32 min. 55 sec. West for a distance of 187.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-13508

05/01/1997-13508
02:26 PM CERTIFIED
Shelby County Judge of Probate
002 MCD 82.00