

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

William R. Watkins

Inst # 1997-34742

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty-Five Thousand and no/100 dollars (\$85,000.00)** and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

B.J. HARRIS, A married MAN
AND DENNEY E. BARROW, A married MAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

WILLIAM R. WATKINS AND STELLA H. 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, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

**NOTE: This is not the homestead property of the Grantors
hereinabove.**

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of October, 1997.


B.J. HARRIS


DENNEY E. BARROW

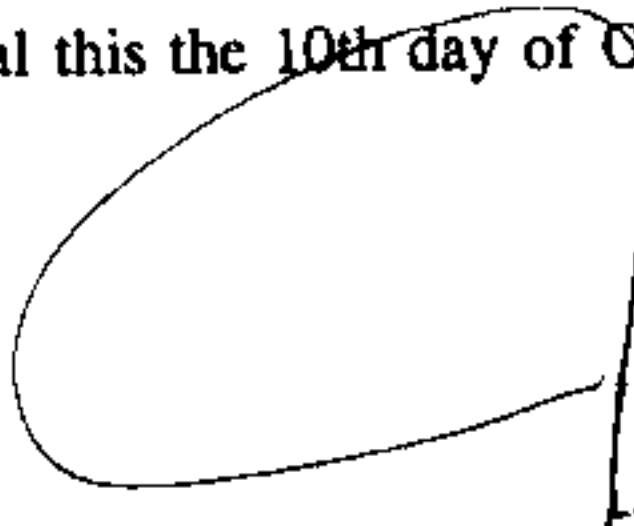
10/27/1997-34742
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 98.50

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that B.J. Harris, a married man and Denney E. Barrow, a married man, whose name 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 seal this the 10th day of October, 1997.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

EXHIBIT "A"

A parcel of land lying in the NW 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of said Section 36; thence North 0 degrees 00 minutes 00 seconds West along the East line of said NW 1/4 a distance of 1214.87 feet to the point of beginning; thence continue along last described course a distance of 844.09 feet to the Southerly R.O.W. line of County Road #24 (Longview - Montevallo Road - 80' R.O.W.); thence South 56 degrees 01 minutes 25 seconds West along said R.O.W. line a distance of 466.43 feet to the beginning of a curve to the left having a radius of 903.73 feet, a central angle of 12 degrees 28 minutes 55 seconds and subtended by a chord which bears South 49 degrees 46 minutes 58 seconds West a distance of 196.49 feet; thence along the arc of said curve and said R.O.W. line a distance of 196.88 feet to the end of said curve; thence South 43 degrees 32 minutes 30 seconds West along said R.O.W. line a distance of 75.77 feet to the beginning of a curve to the left having a radius of 2013.09 feet, a central angle of 7 degrees 26 minutes 16 seconds and subtended by a chord which bears South 39 degrees 49 minutes 22 seconds West a distance of 261.14 feet; thence along the arc of said curve and said R.O.W. line a distance of 261.33 feet to the end of said curve; thence South 36 degrees 06 minutes 14 seconds West along said R.O.W. line a distance of 174.18 feet to the beginning of a curve to the right having a radius of 785.84 feet, a central angle of 4 degrees 02 minutes 50 seconds and subtended by a chord which bears South 38 degrees 07 minutes 39 seconds West a distance of 55.50 feet; thence along the arc of said curve and said R.O.W. line a distance of 55.51 feet; thence leaving said R.O.W. line South 88 degrees 55 minutes 49 seconds East a distance of 893.33 feet to the point of beginning.

Minerals and mining rights excepted.

Book # 1997-34742

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