

SEND TAX NOTICE TO: SCOTTIE D. WATTS  
930 HIGHWAY 32  
COLUMBIANA, AL 35051

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF Shelby:

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$135000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **DONALD A. BROWN and SANDRA J. BROWN, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **SCOTTIE DALE WATTS and KANDLE WATTS, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S) 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 the County of Shelby, and State of Alabama, to-wit:

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

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their 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 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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of July, 1998.

 (L.S.)  
**DONALD A. BROWN**

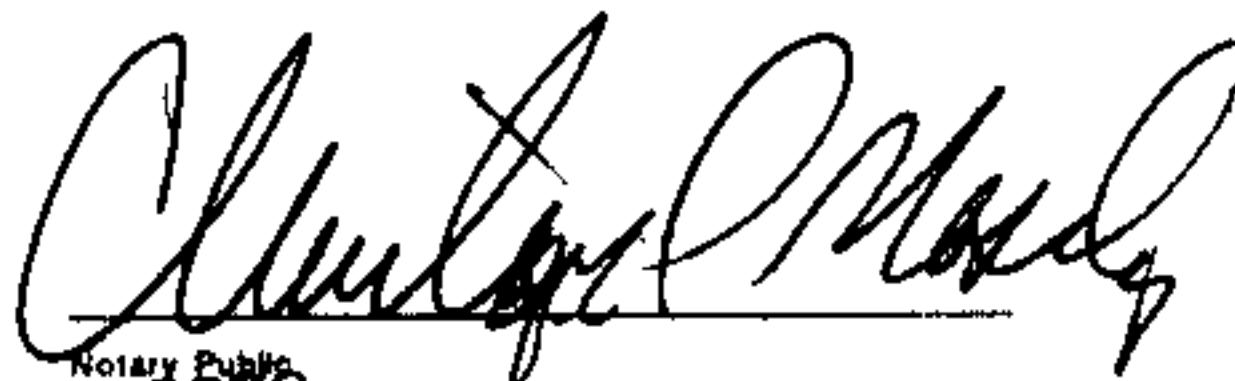
 (L.S.)  
**SANDRA J. BROWN**

(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that DONALD A. BROWN, SANDRA J. BROWN, and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 2nd day of July, 1998.



07/29/1998-28859  
Notary Public  
My commission exp: \_\_\_\_\_

Prepared by:  
STEWART & ASSOCIATES, P.C.

12:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 45.00  
COMMISSION EXPIRES OCTOBER 27, 2001

Inst # 1998-28859

**SCHEDULE A**  
**PROPERTY DESCRIPTION**

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the SW 1/4 of the NW 1/4 of said Section 12; thence run South along the East line of same a distance of 870.3 feet to the point of beginning of said parcel; thence continue south along same line a distance of 462.30 feet to the SE corner of said 1/4-1/4 section, thence turn an interior angle of 90 degrees 12 minutes and proceed West along the South line of 1/4-1/4 section a distance of 658.20 feet, thence turn an interior angle of 89 degrees 25 minutes and proceed North a distance of 236.33 feet; thence turn an interior angle of 90 degrees 00 minutes and proceed east a distance of 258.27 feet, thence turn an interior angle of 210 degrees 23 minutes and proceed in a northeasterly direction a distance of 460.00 feet to the point of beginning.

Also a 30.0 foot wide access and maintenance easement the centerline described as follows: Begin at the NE corner of the SW 1/4 of the NW 1/4 of said Section 12, thence proceed South along the East line of said 1/4-1/4 Section a distance of 666.3 feet, thence turn an angle to the right of 89 degrees 39 minutes and proceed West a distance of 15.0 feet to the centerline of said easement and point of beginning, thence turn an angle to the left of 89 degrees 39 minutes and proceed south and parallel with the East line of said 1/4 1/4 Section a distance of 212.7 feet to the end of said easement. Being situated in Shelby County, Alabama.

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ALTA Commitment  
Schedule C

(B981910/4)