

SEND TAX NOTICE TO:

(Name) Wardlaw M. Watson, Jr.

(Address) 109 SMYER LAKE LANE
LEEDS, AL. 35094

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- (\$500.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Wardlaw M. Watson, and wife, Fleta M. Watson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wardlaw M. Watson, Jr. and Mimi J. Watson

(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 No. Fifteen, according to Map and Survey of Mountain View Lake Company, First Sector, as made by Charles H. Peay, Jr., C.E., dated March 26, 1955, less and except the following described property:

Beginning at the NE Corner of Lot 15, Mountain View Lake Subdivision, located in Section 24, Township 18 South, Range 1 West, turn left an interior angle of 60 degrees 05 minutes 18 seconds from the north boundary of said Lot 15 to a line; thence in a southerly direction go 248.78 feet to a point; thence to 57.64 in an easterly direction to the SW corner of Lot 16; thence go 227.5' along the western boundary of said lot 16 in a northerly direction to the point of beginning. Mineral and mining rights excepted.

Inst # 1998-41482

10/23/1998-41482
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

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 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, unless otherwise noted 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, We have hereunto set OUR hand(s) and seal(s), this 14th

day of October, 19 98

WITNESS:

(Seal)

Wardlaw M. Watson
Wardlaw M. Watson

(Seal)

(Seal)

Fleta M. Watson
Fleta M. Watson

(Seal)

(Seal)

STATE OF ALABAMA }
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Wardlaw M. Watson and Fleta M. Watson

whose name is 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 official seal this 14th day of October, A. D., 19 98

Wm H Halbrooks
Notary Public