

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

Charles William Watson and
Ida Mae Latham Watson

(Address)

P.O. Box 2

Montevallo AL 35115

MINIMUM VALUE: \$1,000.00

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 DOLLAR, (\$1.00) AND MUTUAL PROPERTY EXCHANGE----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
PHILLIP WAYNE DAVIS DBA WAYNE DAVIS CONSTRUCTION CO.
a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES WILLIAM WATSON and IDA MAE LATHAM WATSON

(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:

PARCEL 1:

A tract or parcel of land situated in the SW ¼ of the NE ¼ of Section 3, Township 24, Range 12 East, more particularly described as follows: Commence at a point in the town of Montevallo where the eastern boundary of Gardner Street intersects the southern boundary of the Montevallo and Calera Highway and run South along the eastern boundary of said Gardner Street 400 feet; thence run East and parallel with said highway 150 feet; thence North and perpendicular to said highway 100 feet; thence East and parallel to said highway 150 feet; thence South and perpendicular to said highway to a point 350 feet north of the South boundary of said SW ¼ of NE ¼ of Section 3, to the point of beginning of the lot herein conveyed; thence continue South and perpendicular to said highway a distance of 250 feet to the Northeast corner of a lot now owned by W. F. Fullman; thence West and parallel with the South line of said 40 acres and along the North line of said Fullman lot 150 feet; thence North and perpendicular to said highway 250 feet; thence East and parallel with the South boundary of said quarter-quarter Section 150 feet to the point of beginning.

SUBJECT TO:

Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Permits and rights of way of record.

Any part of caption lands lying within a public road.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF
GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th
day of NOVEMBER, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Phillip Wayne Davis

PHILLIP WAYNE DAVIS

DBA WAYNE DAVIS CONSTRUCTION CO.

09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH

9:30

11/10/1998-44329

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority , a Notary Public in and for said County, in said State,
hereby certify that PHILLIP WAYNE DAVIS DBA WAYNE DAVIS CONSTRUCTION CO.
whose name 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 executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 6th day of NOVEMBER A.D., 19 98

9/13/2001

My Commission Expires

Notary Public