

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
NAME: B. CHRISTOPHER BATTLES
ADDRESS: 3150 HIGHWAY 52 WEST
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:
NAME: Veronica Duncan Ohara
ADDRESS: 1121 Dearing Downs Drive
Helena, Alabama 35080

**THE STATE OF ALABAMA
SHELBY COUNTY**

Know All Men by These Presents: That in consideration of **One hundred thirty six thousand nine hundred fifty dollars (\$136,950.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Gerald E. Watts and Eileen C. Watts, married** unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Veronica Duncan Ohara and Laverne Owens-Larkins** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 21, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record. \$136,880.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Veronica Duncan O'Hara and Veronica D. O'hara are one and the same.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 grantee, his, her or 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 8th day of December , 2000

Witness

Witness

 (Seal)
GERALD E. WATTS

 (Seal)
EILEEN C. WATTS

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald E. Watts and Eileen C. Watts** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 8th day of December, 2000.


NOTARY PUBLIC My Commission Expires: 2-25-01

01/08/2001-00664
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 11.50

Inst # 2001-00664