

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

Send tax notice to:
Carl E. Watts and Kelly J. Watts
1301 Simsboro Road
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty five thousand and no/100 (\$145,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jean Brown, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carl E. Watts and Kelly J. Watts** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

This property does not constitute the homestead of the grantor nor her spouse.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$137,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 2nd day of October, 2001.

Witness

 (Seal)
Jean Brown

Witness

(Seal)

STATE OF ALABAMA COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Jean Brown, a married woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2001.


Notary Public
My Commission Expires: 02-25-05

10/03/2001-42748
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 21.50

EXHIBIT "A" LEGAL DESCRIPTION

The certain tract of land described as: Commence at the point of intersection with the South line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West, with the West right-of-way line of the Harpersville Public Road, and run thence in a Northeasterly direction along the Westerly right-of-way line of said public road, a distance of 310 feet, to the point of beginning; run thence and continue in a Northeasterly direction along the Westerly right-of-way line of said Harpersville Public Road, a distance of 510 feet, to a point; run thence West and parallel with the South line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, of the Northeast $\frac{1}{4}$, a distance of 426.9 feet; run thence in a Southwesterly direction and parallel with the Harpersville Public Road, a distance of 510 feet; run thence in an Easterly direction and parallel with the North line hereof a distance of 426.9 feet, more or less, to the point of beginning, and containing 5 acres, more or less; less and except a tract described as: Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West, thence run South along the West line of said $\frac{1}{4}$ Section a distance of 391.71 feet; thence turn a deflection angle of 90 degrees, 04 minutes, 00 seconds to the left and run a distance of 348.07 feet; thence turn a deflection angle of 66 degrees, 52 minutes, 04 seconds to the left and run a distance of 391.45 feet, to the point of beginning; thence continue in the same direction a distance of 129.10 feet; thence turn a deflection angle of 68 degrees, 19 minutes, 07 seconds to the right and run a distance of 426.90 feet, to the West right-of-way of Shelby County Highway No. 11; thence turn a deflection angle of 111 degrees, 40 minutes, 53 seconds to the right and run along said Highway right-of-way a distance of 197.95 feet; thence turn a deflection angle of 96 degrees, 07 minutes, 47 seconds to the right and run a distance of 137.13 feet; thence turn a deflection angle of 27 degrees, 48 minutes, 40 seconds to the left and run a distance of 280.18 feet, to the point of beginning, and containing 1.28 acres, and being situated in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, said Section 36, Township 20 South, Range 3 West. Above described tract, less exception, situated in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Inst # 2001-42748

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