

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: H. Gregory Watts and
(Name) Lara Jobman Watts
(Address) 352 Dogwood Trail
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of SEVENTEEN THOUSAND and 00/100, (\$17,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. O. BEAN, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. GREGORY WATTS and wife, LARA JOBMAN WATTS
(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:

A part of lot number twenty-one (21) in the Town of Montevallo, according to the
original plan of said Town as the same is recorded in the Office of the Probate Judge of
said Shelby County; which part hereby conveyed is particularly described and bounded
by the following metes and bounds, to-wit:

Beginning at a point on the southwest margin of Middle Street, which is 200 feet
northwest of the easternmost corner of said Lot No. 21, measuring along said margin of
Middle Street, running thence southwest perpendicular to said Middle Street a distance of
75 feet, thence northwest parallel with said Middle Street a distance of 12 ½ feet to the
point of beginning of lot herein conveyed, thence northwest parallel to said Middle Street
a distance of 12 ½ feet, thence northeast parallel to said Valley Street a distance of 75
feet to the southwest margin of said Middle Street, thence southeast along the margin of
Middle Street 12 ½ feet, thence southwest perpendicular to said Middle Street a distance
of 75 feet to the point of beginning.

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

02/15/2002-07942
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 4th
day of February, 2002.

WITNESS

(Seal) R. O. Bean (Seal)
R. O. BEAN
(Seal) (Seal)
(Seal) (Seal)

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 R. O. BEAN
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 4th day of February A.D., 2002
8/13/05
My Commission Expires: Notary Public

Inst. # 2002-07942