

This instrument was prepared by

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Send Tax Notice to:

(Name) H. Gregory and Lara L. Watts

(Address) 352 Dogwood Trail

Montevallo, AL 35115

**Corporation Form Warranty Deed, Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY THOUSAND AND 00/100, (\$70,000.00)** DOLLARS to the undersigned grantor, **L.C.W., INC. a corporation** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **H. GREGORY WATTS and LARA L. WATTS** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Part of Lot 19, according to the original plan of the Town of Montevallo, described as follows: Commence at the SE corner of Lot 19, according to the original plan of the Town of Montevallo and run Northeasterly 2 feet to the point of beginning; thence continue along last described course 26 feet; thence left 90 degrees and run northwesterly 148 feet; thence left 90 degrees and run southwesterly 28 feet; thence left 90 degrees and run southeasterly 48 feet; thence left 90 degrees and run northeasterly 2 feet; thence right 90 degrees and run southeasterly 100 feet to the point of beginning. Situated in Shelby County, Alabama.**

**SUBJECT TO:**

Taxes for the year 2002, and subsequent years, not yet due and payable.

Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on and under subject property.

Rights or claims of parties in possession under unrecorded lease.

Easement(s) to South Central Bell, recorded in Real Book 385 at Page 574.

Easement(s) to Montevallo Gas Line, recorded in Deed Book 147 at Page 136.

Transmission line permits to Alabama Power Company and recorded in Deed Book 174, Page 63, and Deed Book 174, Page 57.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, IN THE SUM OF \$63,000.00.**

TO HAVE AND TO HOLD to 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by **WILLIAM H. GRADY**, its **PRESIDENT** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29<sup>th</sup> day of July, 2002.

ATTEST

L.C.W., Inc.

By: **WILLIAM H. GRADY**

Its: President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **WILLIAM H. GRADY** whose name as **PRESIDENT** of **L.C.W., Inc.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29<sup>th</sup> day of July, 2002.

Notary Public

My Commission Expires: 2/25/2003