

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: Harvey Gregory Watts
(Name) and Lara J. Watts

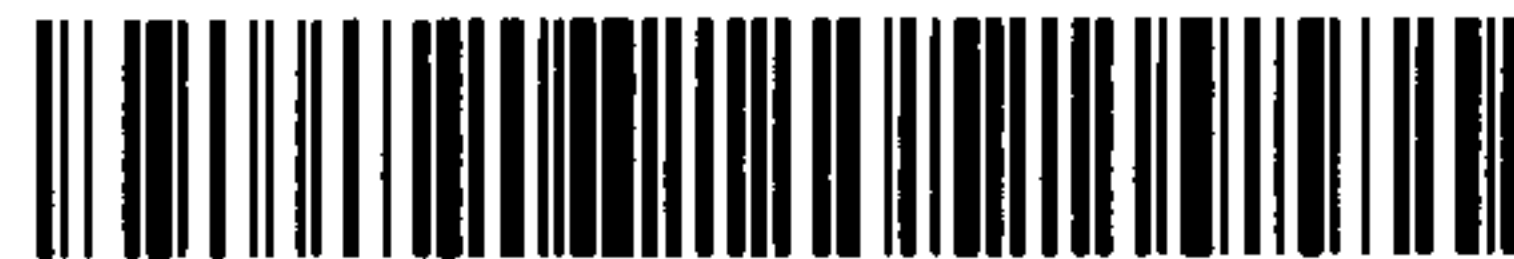
(Address) 3052 Inwood Trail
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20030522000318420 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
05/22/2003 10:48:00 FILED/CERTIFIED

That in consideration of **ONE HUNDRED SIXTEEN THOUSAND DOLLARS AND 00/100 (\$116,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Paula McNeil, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harvey Gregory Watts and wife, Lara J. 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 parcel of land situated in the SE ¼ of NW ¼ of Section 21, Township 22 South, Range 3 West, and being a part of Lots 1 and 2, Block "L" of Lyman's Addition to Montevallo and more exactly described as follows: Begin at the Northeast corner of Lot 1, Block "L" of Lyman's Addition to Montevallo and at an angle of 90 degrees to left from the Southwest boundary of Moody Street and along the Northwest limits of said lot 1, Block "L", proceed a distance of 100.0 feet to the Northeast corner of Lot 2, Block "L"; thence continue in the same straight line and along the Northwest boundary of said Lot 2, Block "L" a distance of 38.6 feet; thence at an angle of 87 degrees 49 minutes to the left a distance of 100.1 feet; thence at an angle of 92 degrees 11 minutes to the left a distance of 42.4 feet to the Southwest boundary of said Lot 1, Block "L"; thence continue in the same straight line 100.0 feet to Southwest boundary of Moody Street; thence at an angle of 90 degrees to left and along the Southwest boundary of Moody Street, a distance of 100.0 feet to point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2003 and subsequent years. 2003 ad valorem taxes are a lien but not due and payable until October 1, 2003.
- 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.
- Easement for sewer line to Town of Montevallo, across a portion of said lot as recorded in Deed Book 219, Page 885, in Probate Office.
- Transmission line permits to Alabama Power Company as recorded in Real Record 041, page 856, in Probate Office.

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

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF REGIONS BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, IN THE SUM OF \$116,000.00.

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, we have hereunto set our hand(s) and seal(s), this 21st day of May, 2003.

Paula McNeil
PAULA MCNEIL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula McNeil**, 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 21st day of May, 2003.

Notary Public

My commission expires: 8/13/05