


THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051


20041220000692940 Pg 1/1 70.00
Shelby Cnty Judge of Probate, AL
12/20/2004 14:23:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
Mr. George E. Watts
100 Jasmine Lane
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100--**
-----DOLLARS (\$236,000.00), to the undersigned grantor, **LARRY KENT**
BUILDING CO., a corporation, (herein referred to as **GRANTOR**), in hand paid by the
GRANTEES herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by
these presents, grant, bargain sell and convey unto **GEORGE E. WATTS and KATHRYN S.**
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, together with every contingent
remainder and right of reversion, the following described real estate, situated in Shelby County,
Alabama, described as follows:

Lot 635, according to the Map and Survey of Windstone VI Subdivision , as recorded in
Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

\$177,000.00 of the above recited purchase price was paid by a mortgage recorded
simultaneously herewith.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and
permits of record.

Subject to any mineral and/or mining rights, if any, not owned by seller and subject to present
zoning classification.

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 of such survivor forever, together with every contingent remainder and right of
reversion. 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 its President, **Larry Kent**, who is
authorized to execute this conveyance, has hereto set its signatures and seal, this the 17th day
of December, 2004.

LARRY KENT BUILDING CO.


BY: 

Larry Kent, President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Larry Kent, whose name as President of Larry Kent Building Co., 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 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 17th day of December, 2004.


Notary Public

My Commission Expires: 01/02/07