

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

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Shelby Cnty Judge of Probate, AL
01/30/2008 12:40:25PM FILED/CERT

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Seventy-Four Thousand Eight Hundred Seventy-Eight and
No/100-----(\$474,878.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc., 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 Ashby Watkins and Cathy S. Watkins

(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 to wit:

Lot 466, according to the Survey of Caldwell Crossings Fourth Sector, Phase Two,
as recorded in Map Book 36, page 149, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 300,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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 it is lawfully seized in fee simple of said premises, that they are free
from all encumbrances, 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 Vice-President who is authorized
to execute this conveyance, has hereto set its signature and seal, this the 18th day of January ,
2008.

ATTEST:

Gibson & Anderson Construction, Inc.

Shelby County, AL 01/30/2008
State of Alabama

Deed Tax: \$175.00

By: 

Edward T. Anderson, Vice-President

STATE OF ALABAMA)

Corporate Acknowledgment

COUNTY OF JEFFERSON)

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby
certify that Edward T. Anderson whose name as Vice-President of
Gibson & Anderson Construction, 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, 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 18th day of January, 2008.

My Commission Expires: 4/21/08


William H. Halbrooks, Notary Public