

This Instrument was Prepared by:
 Sandy F. Johnson
 South Oak Title Pelham, LLC
 3156 Pelham Parkway, Suite 2
 Pelham, AL 35124
 File No.: 44444-20-2983

Send Tax Notice To: David W. Watson
 Terri D. Watson
 2355 Salem Rd.
 Montevallo, AL 35115

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 the sum of **Seven Hundred Fifty Thousand Dollars and No Cents (\$750,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Betty J. Fulton, Surviving Trustee of the Betty and Allen Fulton Property Trust dated October 2, 2003**, and any amendments thereto, whose mailing address is **2355 Salem Rd., Montevallo, AL 35115** (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 **David W. Watson and Terri D. Watson, whose mailing address is 221 Grey Oaks Ct., Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2355 Salem Rd., Montevallo, AL 35115**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Edward Allen Fulton died on or about January 31, 2018.

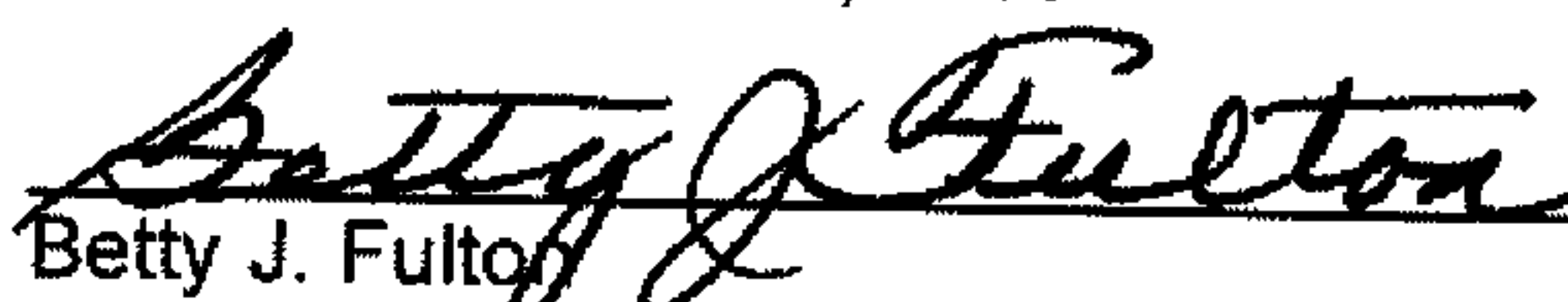
\$675,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Surviving Trustee, Betty J. Fulton, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 22nd day of September, 2020.

BETTY AND ALLEN FULTON PROPERTY TRUST
 DATED OCTOBER 2, 2003

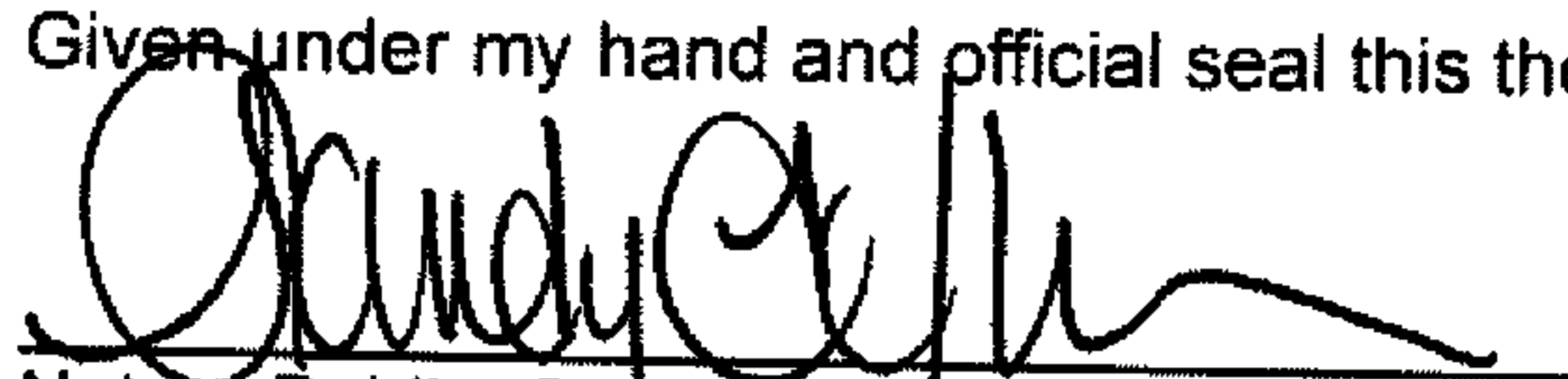

 Betty J. Fulton
 Surviving Trustee

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Betty J. Fulton, whose name(s) as Surviving Trustee of the Betty and Allen Fulton Property Trust dated October 2, 2003 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 foregoing conveyance she as such Surviving Trustee and with full authority executed the same voluntarily for and as the act of said Property Trust on the day the same bears date.

Given under my hand and official seal this the 22nd day of September, 2020.


 Notary Public, State of Alabama
 Sandy F. Johnson
 My Commission Expires: January 22, 2023

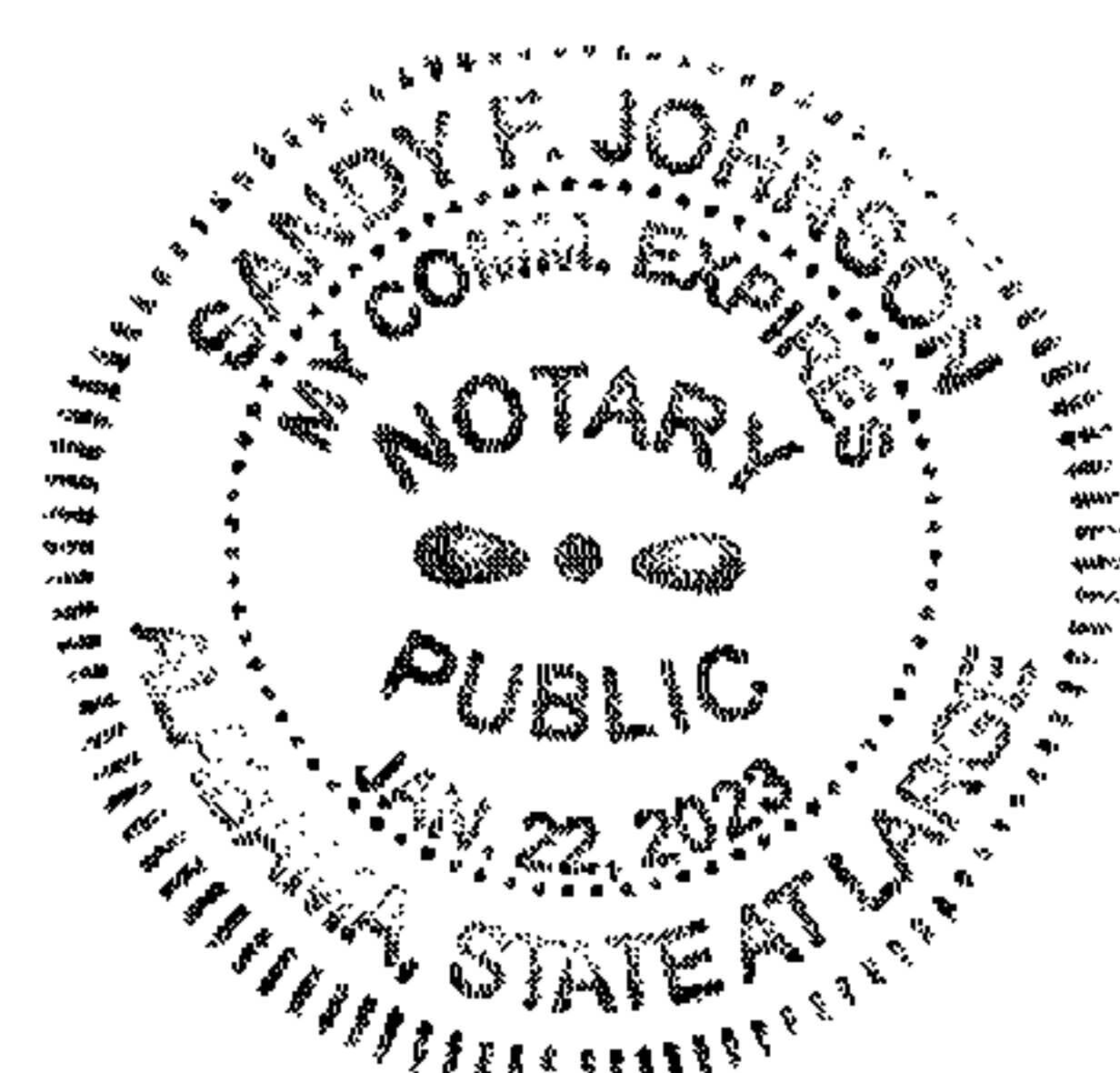
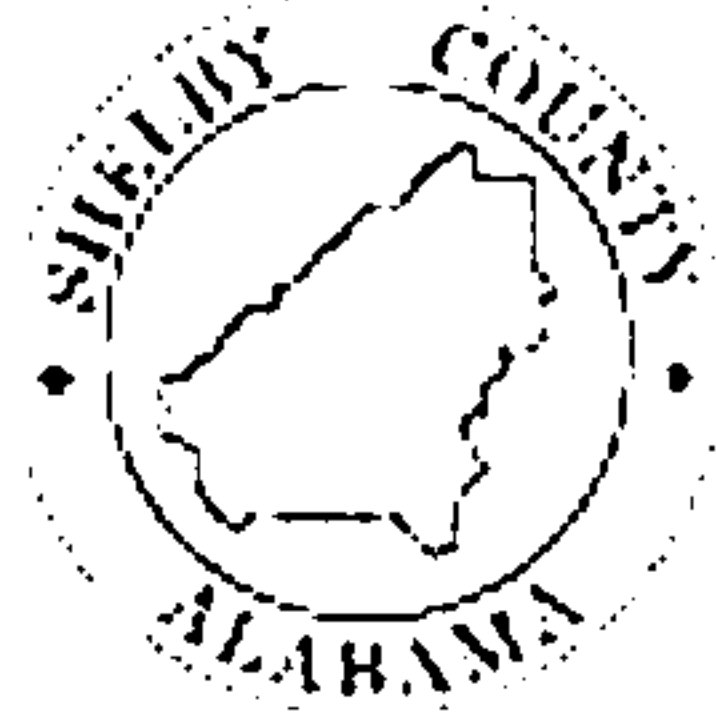


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 89° 18 min. 02 sec. East along the South line of subject Section 4 a distance of 316.07 feet to the point of beginning of the property, Parcel No. 2, being described; thence run North 0° 41 min. 58 sec. East a distance of 654.96 feet to a point; thence run South 89° 18 min. 05 sec. East a distance of 2,228.31 feet to a point on the West right of way line of Shelby County Road No. 15; thence run South 3° 05 min. 21 sec. East along the right of way line a distance of 656.43 feet to a point on the South line of said Section 4; thence run North 89° 18 min. 02 sec. West along the said South line of said Section 4 a distance of 2,271.68 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions, and Rights-of-Way of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 10:42:54 AM
\$100.00 JESSICA
20200929000439220

Allen S. Bayl