[redacted] [redacted] [redacted]

THIS INSTRUMENT PREPARED BY:

Daniel M. Spitler
1200 City National Bank Building
Birmingham, Alabama 35203

145

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
JEFFERSON COUNTY } Know All Men By These Presents,

That in consideration of Ten Thousand and No/100----------DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Robert G. Walkinshaw and wife, Lanita E. Walkinshaw

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

Gerald M. Anders and wife, Mildred S. Anders

(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 14, according to the Map and Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, recorded in Book 324, Page 83, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Mineral and Mining rights excepted.

BOOK 290 PAGE 51

19741216000060180 1/1 $.00
Shelby Cnty Judge of Probate,AL
12/16/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
Recd for 10.00
ON DEC 16 PM 7:58
U.C.C. FILE NUMBER AND
REC. BK. & PAGE AS SHOWN ABOVE
Corrie Pyle
CLERK OF PROBATE

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 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:

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this day of December, 19 74

WITNESS: Eugene A. Dowdy

Robert G. Walkinshaw
Robert G. Walkinshaw

Lanita E. Walkinshaw
Lanita E. Walkinshaw

State of FLORIDA
COUNTY } General Acknowledgement

I, Sandra Epperson the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert G. Walkinshaw and wife, Lanita E. Walkinshaw whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December A. D., 19 74.

Sandra O. Epperson
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 5, 1976
BONDED THROUGH MUROSKI-HUCKLEBERRY, INC.

FORM #ATC-3