

This instrument was prepared by

535

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND ONE HUNDRED AND NO/100 (\$4,100.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles P. Walker, who is the one and same person as C. P. Walker, and wife, Ann L. Walker (herein referred to as grantors) do grant, bargain, sell and convey unto James Gurganus and wife, Diane Gurganus

(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:

Lots 3 and 4, in Block 93, according to J. H. Dunstan's Map of Calera, Alabama, as recorded in Probate Office of Shelby County, Alabama.

Subject to utility easements and road rights of way of record.

Subject to Restrictive Covenants filed for record on September 18, 1961, in Deed Book 217, page 360 in said Probate Office.

BOOK 358 PAGE 63

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, 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 said 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 31 day of July, 1964.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED TAX INSTRUMENT WAS FILED Rec 2.50 Jud 1.00 1964 AUG - 8 AM 10:03 JUDGE [Signature]

[Signature] Charles P. Walker (Seal)
[Signature] Ann L. Walker (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles P. Walker, who is the one and same person as C.P. Walker, and wife, Ann L. Walker whose name S. 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 31 day of July, 1964. [Signature] Notary Public.

