

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OR EVIDENCE TO TITLE.

SEND TAX NOTICE TO:

1027

(Name) Timothy F. Walker

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of FIVE HUNDRED DOLLARS AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ross T. Walker and wife, Kenya S. Walker

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

Timothy F. Walker and wife, Onadean W. Walker

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

N 1/2 of SE 1/4 of SW 1/4;  
N 1/4 of SW 1/4 of SE 1/4;  
8 acres in Northwest corner of NE 1/4 of SW 1/4 and  
8 acres in Southeast corner of NE 1/4 of SW 1/4, being more particularly described  
as beginning at the Southeast corner of said NE 1/4 of SW 1/4 and run North 528  
feet; thence West 660 feet; thence South 528 feet; thence East 660 feet to point  
of beginning; all being situated in Section 2, Township 22 South, Range 1 West.  
Situated in Shelby County, Alabama.

BOOK 145 PAGE 840

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 AUG 14 AM 10:46

*Thomas A. Inwood, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 400

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 13<sup>th</sup>

day of August, 1987

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Ross T. Walker* (Seal)  
Ross T. Walker  
*Kenya S. Walker* (Seal)  
Kenya S. Walker

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ross T. Walker and wife, Kenya S. Walker 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 13<sup>th</sup> day of August, A. D., 1987  
*Delinda S. Walker*  
Public.