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This instrument was prepared by

(Name) Harold R. Walker

(Address) Pelham, Al



**Jefferson Land Title Services Co., Inc.**

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8828

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

*Mississippi Valley Title Insurance Company*

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 Eighty Six Thousand Dollars

to the undersigned grantor, H. Walker & Assoc. 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

Joseph Alex Tucker and wife Synthia A. Tucker

(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

Lot 26 Royal Pines as recorded in Map Book 11 page 51 Probate Office of  
Shelby County, Alabama.

Subject to easements, right of ways and restrictions of record.  
Grantor reserves unto itself, its successors or assigns, all oil, gas,  
mineral and mining rights that it may own.

\$15,573.50 of the above stated consideration represents a mortgage executed  
simultaneously herewith by the grantees and in favor of Sweetwater State  
Bank. *Rec*

BOOK 181 PAGE 322

1. Deed Tax	\$ <u>70.50</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>8.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>74.00</u>

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 President, Harold R. Walker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of April 19 88

ATTEST:

*[Signature]*  
STATE OF ALA. SHELBY CO.  
I CERTIFY, THIS  
INSTRUMENT WAS FILED

By *[Signature]*  
President

STATE OF Alabama  
COUNTY OF Shelby

88 APR 25 AM 11:03

I, William O. Bradshaw a Notary Public in and for said County in said  
State, hereby certify that Harold R. Walker JUDGE OF PROBATE  
whose name as President of H. Walker & Assoc. 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 18 th day of April

19 88

Form ALA-33

*Ronald Jackson*

*[Signature]*  
Notary Public

MY COMMISSION EXPIRES MAY 8, 1989