

This instrument was prepared by

(Name) ANTHONY D. SNABLE, ATTORNEY  
2700 HIGHWAY 280 SOUTH, STE. 101-W  
(Address) BIRMINGHAM, ALABAMA 35223

281  
SEND TAX NOTICE TO:  
MARK R. KEARSE  
3017 SPRUCE DRIVE  
HELENA, ALABAMA 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$89,900.00)-----DOLLARS

to the undersigned grantor, H. WALKER & ASSOCIATES, 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

MARK R. KEARSE AND LYNDA A. KEARSE

(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 22, ACCORDING TO THE SURVEY OF ROYAL PINES, AS RECORDED IN MAP BOOK 11, PAGE 51,  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY,  
ALABAMA.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

\$ 80,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HERewith.

BOOK 281 PAGE 185

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAR -5 PM 1:46

*Thomas C. Jennings, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

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 1ST day of MARCH 19 90

ATTEST:

H. WALKER & ASSOCIATES, INC.

*Harold R. Walker*  
BY: HAROLD R. WALKER, PRESIDENT

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, THE UNDERSIGNED  
State, hereby certify that HAROLD R. WALKER H. WALKER & ASSOCIATES, INC.  
whose name as President of  
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 1ST day of MARCH 19 90  
Return to:

Anthony D. Snable, Attorney  
2700 Highway 280 South, Suite 101-W  
Birmingham, Alabama 35223

*Anthony D. Snable*  
My commission expires: 10/21/91