

This instrument was prepared by

(Name) ✓ Harold R. Walker
 (Address) 2172 Hwy. 31 So.
Pelham, Al 35124



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand Eight Hundred & No/100-----Dollars. (\$6,800.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Thomas W. Stubbs and wife LaJuana S. Stubbs

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

H. Walker & Associates, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

(A PART OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST)

Commence at the southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 20 south, Range 3 west, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 142.23' to a point on the southerly right of way of Royal Lane and the point of beginning of the property being described, Thence turn a deflection angle 92°02'57" left and run southerly a distance of 506.16' to a point, Thence turn a deflection angle of 87°01'03" left and run easterly a distance of 48.59' to a point, Thence turn a deflection angle of 90°03'30" left and run northerly a distance of 469.92' to a point on the south right of way line of said Royal Lane, Thence turn a deflection angle of 64°24'45" left and run northwesterly along said right of way line a distance of 82.50' to the point of beginning, containing 0.68 of an acre and subject to any and all easements, agreements, rights of way, restrictions and/ or limitations of probated record or applicable law.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th.

day of April, 1991.

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

91 APR 22 AM 9:25

(SEAL)

Thomas W. Stubbs Jr.

(SEAL)

JUDGE OF PROBATE

(SEAL)

LaJuana S. Stubbs

(SEAL)

1 Dead Tax 7.00
 2 Mtg. Tax 2.50
 3 Recording Fee 3.00
 4 Indexing Fee 3.00
 5 No Tax Fee 4.00
 6 Certified Fee 13.50

(SEAL)

STATE OF ALABAMA
 SHELBY COUNTY

General Acknowledgment

I, the undersigned
 in said State, hereby certify that

Thomas W. Stubbs, and LaJuana S. Stubbs

a Notary Public in and for said County,

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, did executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, A.D. 1991.

MY COMMISSION EXPIRES 3-29-93

Jerry Gray

Notary Public