

SEND TAX NOTICE TO:

(Name) Ned P. Walters
8556 Valley Hill Drive
(Address) Birmingham, Alabama 35206

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Twenty-Eight Thousand and no/100 (\$28,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil G. Kirkpatrick and wife, Doris M. Kirkpatrick

(herein referred to as grantors) do grant, bargain, sell and convey unto
Ned P. Walters, Jr. and Tena L. Walters

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Chelsea Estates, as recorded in Map Book 5, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Inst # 1995-15800

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06/16/1995-15800
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.50

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 8th day of June, 19 95.

WITNESS:

(Seal) Cecil G. Kirkpatrick (Seal)

(Seal) _____ (Seal)

(Seal) Doris M. Kirkpatrick (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that Cecil G. Kirkpatrick and wife, Doris M. Kirkpatrick 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. 8th day of June, A. D., 19 95

Given under my hand and official seal this _____ day of June, A. D., 19 95
William H. Halbrooks Notary Public