

95-1929

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

FRANK DANIEL
104 ROYAL PLACE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/13/1995-25526
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 181.00

Inst # 1995-25526

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED and 00/100 (\$169,900.00) DOLLARS to the undersigned grantor, H. WALKER & ASSOCIATES, INC., AN ALABAMA CORPORATION, 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 FRANK DANIEL and BETTY DANIEL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6-A, ACCORDING TO GREEN VALLEY REALTY'S RESURVEY OF LOTS 5, 6, AND 7, ROYAL OAKS, SIXTH SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 168, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES FOR THE TAX YEAR ENDING SEPTEMBER 30, 1995, WHICH CONSTITUTE A LIEN, BUT WHICH ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1995.
2. BUILDING SETBACK LINE OF 40 FEET RESERVED FROM ROYAL PLACE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT #1995-10078 IN PROBATE OFFICE.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, H. WALKER & ASSOCIATES, INC., AN ALABAMA CORPORATION, by its VICE-PRESIDENT, ZELDA D.

WALKER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of September, 1995.

H. WALKER & ASSOCIATES, INC.

By: *Zelda D. Walker*
ZELDA D. WALKER, VICE-PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ZELDA D. WALKER, whose name as VICE-PRESIDENT of H. WALKER & ASSOCIATES, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 8 day of September, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98

...st # 1995-25526

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MEGAN & MEGAN
WALKER & ASSOCIATES
SHELBY COUNTY JUDGE OF PROBATE
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