

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Nicki Walker  
(Address) 297 CANNA BOW  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Five Hundred and No/100s (\$50,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William F. Wallace, an unmarried man and Rosalind H. Wallace, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Nicki Walker

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

A parcel of land partly in the Southeast 1/4 of the Northwest 1/4, and part in the Southwest 1/4 of the Northeast 1/4, all in Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:  
From the Southwest corner of the Southwest 1/4 of the Northeast 1/4, as beginning point, run South 89 degrees 51 minutes East 466.20 feet to McHenry's Creek; thence run along said creek North 38 degrees 40 minutes East 128 feet; thence continue along said creek North 06 degrees 17 minutes East 100.5 feet; thence continue along said creek North 03 degrees 26 minutes West 100.2 feet; thence continue along said creek North 18 degrees 16 minutes West 105.3 feet; thence continue along said creek North 20 degrees 53 minutes West 134.4 feet to a point where the center of a ditch intersects the West line of said creek; thence run North 89 degrees 51 minutes West 525 feet; thence run South 00 degrees 09 minutes West 315.5 feet; thence run North 89 degrees 31 minutes East 903.9 feet to a point on the East R.O.W. line of County Road No. 17; thence run along said R.O.W. line South 08 degrees 09 minutes West 20.2 feet; thence run 89 degrees 31 minutes East 904.1 feet; thence run South 00 degrees 09 minutes West 189.5 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4; run thence along the South line of the Southeast 1/4 of the Northwest 1/4 58.8 feet and back to the beginning point, containing 7.0 acres, more or less.

It is noted that the road described herein being 20 feet in width leading from Highway 17 to lot situated on the Alabama Power Company R.O.W. it is further noted that the Alabama Power Company R.O.W. continues through the entire parcel of land described herein.

Subject to easements, restrictions and rights of way of record. Subject to applicable zoning and subdivision regulations, if any. Subject to that certain mortgage from William F. Wallace and Rosalind H. Wallace to Commercial Credit Corporation, dated August 1, 1995 and recorded in Instrument Number 1995-20685 in the Probate Office of Shelby County, Alabama and that certain mortgage from William F. Wallace and Rosalind H. Wallace to William L. Beers and Geri W. Beers, dated July 14, 1986 and recorded in Real Book 081, Page 284 in the Probate Office of Shelby County, Alabama.

\$48,500.00 of the above recited consideration is in the form of a purchase money mortgage of even date executed simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

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

IN WITNESS WHEREOF, they have hereunto set our hand(s) and seal(s), this 14 day of April, 1997.

WITNESS  
William F. Wallace (Seal) Rosalind H. Wallace (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

04/14/1997-11354  
09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that William F. Wallace and Rosalind H. Wallace whose name 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.

Given under my hand and official seal this 12<sup>th</sup> day of April, 1997.  
Cindy Rayfield  
Notary Public

My Commission Expires:

1997-11354

CONTINUED FROM RESERVE SIDE

Subject to any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Subject to title to a life estate interest in minerals underlying caption lands as reserved in Deed Book 146, Page 528, in Probate Office of Shelby County.

Subject to easement to Little Gem Coal Company as recorded in Deed Book 92, Page 203, in the Probate Office of Shelby County, Alabama.

Subject to a transmission line permit to Alabama Power Company as recorded in Deed Book 108, Page 334, in Probate Office of Shelby County, Alabama.

Subject to a right of way to Shelby County as recorded in Deed Book 152, Page 140, in the Probate Office.

Subject to a permit to South Central Bell recorded in Deed Book 232, Page 225, in the Probate Office.

Subject to a right of way to Cahaba Coal Mining Company as recorded in Deed Book 12, Page 58, in Probate Office.

Subject to a Alabama Power Company transmission line as shown on tax map of Shelby County, . . . .

Inst. # 1997-11354

04/14/1997-11354  
09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 13.00

TO

WARRANTY DEED

Joseph E. Walden  
WALDEN & WALDEN  
P.O. Box 1610  
Alabaster, AL 35007  
(205) 663-0915