

send tax notice to: Eammon J. Walsh, Jr.
1210 Nabors Street
Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Richard C. Evans, and wife, Mary Jane Evans**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Eamonn Joseph Walsh, Jr., and his wife, Jennifer Diane Walsh**, hereinafter called "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 3, in Block M, according to Lyman's Addition to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, the same running 100 feet on the Southeast side of Nabors Street and running back along the Northeast side of Wadsworth Street a distance of 150 feet, and said lot being in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30 day of September, 1998 at 831 Island Street, Montevallo, Alabama.

GRANTORS

Richard C. Evans
Mary Jane Evans (S)

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), **Richard C. Evans and Mary Jane Evans**, which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of September, 1998.

NOTARY PUBLIC

My Commission Expires 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

Inst # 1998-39315

10/08/1998-39315
03:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRM 22.00