

See Mtg 258
page 422

BOOK 199 PAGE 367

State of Alabama

JEFFERSON

County

2185

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of SEVENTEEN HUNDRED and NO/100 DOLLARS and the execution of a purchase money mortgage in the amount of \$3,300.00. to the undersigned grantor, INDIAN SPRINGS RANCH CORPORATION a corporation, in hand paid by DEXTER WALKER and wife, DOROTHY P. WALKER the receipt whereof is acknowledged, the said

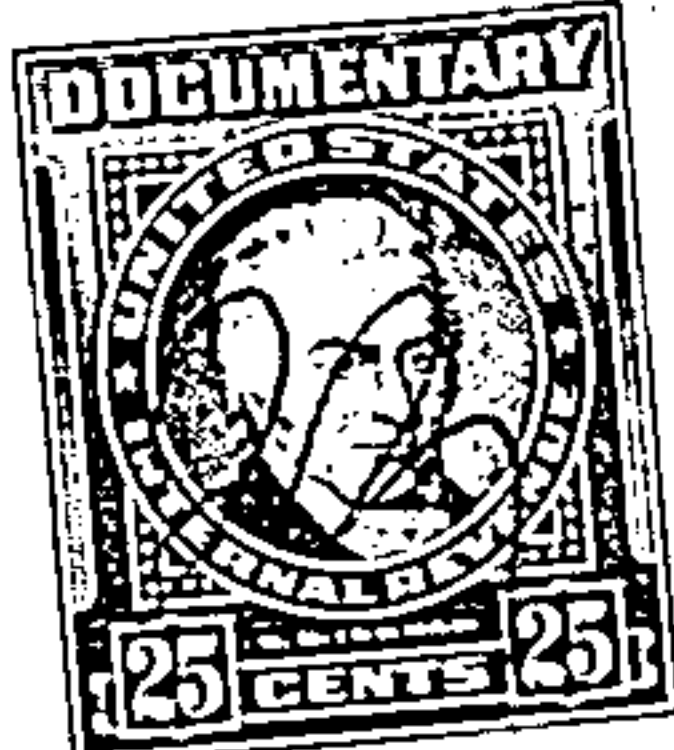
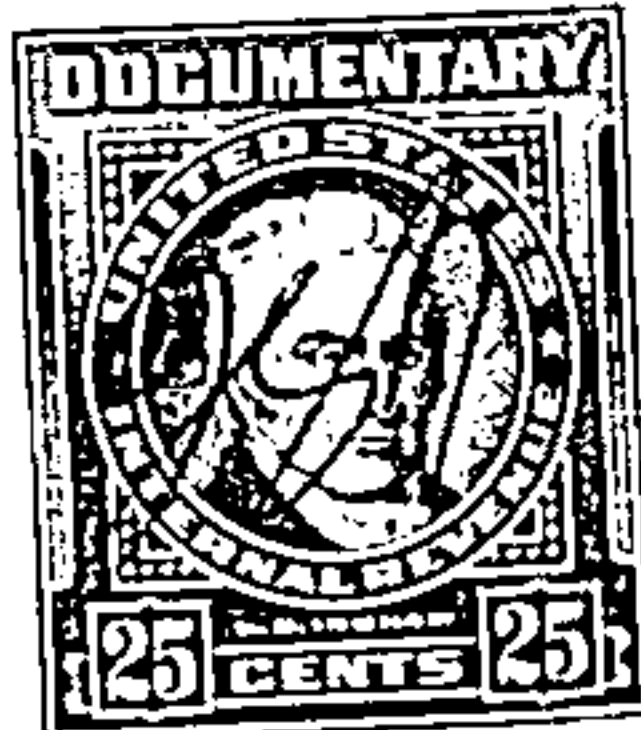
INDIAN SPRINGS RANCH CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said

DEXTER WALKER and wife, DOROTHY P. WALKER

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:



Lot two (2) in Block three (3) in INDIAN SPRINGS RANCH, being a subdivision of a part of the north half of the southeast quarter and the southeast quarter of the southeast quarter of section twenty-nine; a part of the southwest quarter of the southwest quarter of section twenty-eight; a part of the east half of the northeast quarter of Section thirty-two; and a part of the west half of the northwest quarter of section thirty-three; all in township nineteen south of range two west situated in Shelby County, Alabama, according to the plat thereof prepared by A.A.Winters, Registered Surveyor, and recorded in the office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29, subject to easements and restrictive covenants of record.



Subject to: Line permits running to Alabama Power Company dated Aug. 18, 1955, September 1, 1955, Sept. 2, 1955, and October 6, 1958, and recorded, respectively, in the Probate Office of Shelby County, Alabama, in Deed Book 176, Pages 73, 71, and 75, and Deed Book 198, Page 491; Restrictions dated September 25, 1958, and recorded in Deed Book 195, page 467, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said DEXTER WALKER and wife, DOROTHY P. WALKER 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said INDIAN SPRINGS RANCH CORPORATION does for itself, its successors and assigns, covenant with said DEXTER WALKER and wife, DOROTHY P. WALKER, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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.

DEXTER WALKER and wife, DOROTHY P. WALKER, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

INDIAN SPRINGS RANCH CORPORATION has hereunto set its signature by F.E.RICHARDSON its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 13th day of February, 1959

ATTEST:

Emmett W. Cloud
(Emmett W. Cloud) Assistant-Secretary.

INDIAN SPRINGS RANCH CORPORATION
By F.E. Richardson
(F.E. RICHARDSON) President.

Emmett Cloud Realty Co. *Emmett Cloud*
3040 Montgomery Highway

Indian Springs Ranch Corp.

TO

Dexter Walker and wife,

Dorothy P. Walker

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the 27

day of Feb 1959

at 9 o'clock P. M. and was duly re-

corded in Volume 199 of Deeds

at page 367, and examined.

Conrad M. Fowler
Judge of Probate.

BOOK 199 PAGE 368

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 2.00

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON

County

I, The undersigned, _____, a Notary Public in and for said county in said state, hereby certify that F.E. Richardson, whose name as President of the INDIAN SPRINGS RANCH CORPORATION, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13 day of February, 1959

Hazel Giddings
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 27 day of Feb 1959 at 9 o'clock P. M. and recorded in deed record Page 367 and the Mortgage Tax _____ Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
the within deed was
filed for record the
_____ day of _____
19____ at _____
o'clock _____ M.
and recorded in _____
record Page _____
and the Mortgage Tax _____
Deed Tax _____
has been paid.