

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of One Thousand Dollars and other good and valuable consideration

to the undersigned grantor J. E. Walker, a widower  
in hand paid by Richard L. Walker and Doris Walker

the receipt whereof is acknowledged I the said J. E. Walker, a widower

do grant, bargain, sell and convey unto the said Richard L. Walker and Doris Walker

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

Shelby

County, Alabama, to-wit:

Starting at the northeast corner of Section 2, Township 21, Range 3 West and proceeding westerly along the Section line a distance of 894 feet to an iron pin on the eastern edge of the right of way of the Louisville & Nashville Railroad Company, the north bound track; thence south along the eastern edge of said L & N Railroad Company's right of way a distance of 356 feet, more or less, to a well established gulley on the eastern edge of said railroad right of way; thence easterly a distance of 124 feet to the western edge of the new Birmingham-Montgomery highway, being a point squarely on center line of a concrete culvert under said highway; thence southerly along the western edge of said highway a distance of 123 feet to point of beginning of the hereinafter described lands; thence starting at said point of beginning as last named, and proceeding southerly along the western edge of said Birmingham-Montgomery Highway a distance of 100 feet; thence westerly a distance of 114 feet, more or less, to the eastern edge of said L & N Railroad Company's right of way, north bound track; thence north along the eastern edge of said L & N Railroad Company's right of way a distance of 110 feet; thence easterly to the point of beginning; All of which is located in NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 2, Township 21, Range 3 West.

Said lot being bounded as follows: On the east by Birmingham-Montgomery Highway, on south by land formerly known as C. C. Murray lands and now owned by Hines Estate, on the west by the r/o/w of the L & N Railroad Company and on the north by a lot formerly owned by W. F. Maxwell but now owned by T. R. Nash.

The grantor herein reserves a life interest in the above described land, including the right to have the full and free use of the same during his lifetime.

TO HAVE AND TO HOLD Unto the said Richard L. Walker and Doris 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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 20th day of January, 1960

WITNESSES:

 (Seal.)  
J. E. Walker

(Seal.)

(Seal.)

(Seal.)



→ J. E. Walker *Plat 8*  
TO *Clarities*

Richard L. and Doris Walker

# WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of ..... 19  
at ..... o'clock M, and was duly re-  
corded in Volume ..... of Deeds  
at page ....., and examined.

Judge of Probate.

1.45  
3.00  
4.45

State of Alabama

Shelby

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State,  
hereby certify that J. E. Walker, a widower  
whose name 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 executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 19 60 .

*Martha B. Joiner* As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State,  
do hereby certify that on the day of 19 , came before me  
the within named known to me  
to be the wife of the within named who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the day of 19 .

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11:00 A.M.

As Notary Public

5-1 1962..

RECORDED & \$ MTD TAX

\$ 3.00 DEED TAX HAS BEEN PAID.  
PD. ON THIS INSTRUMENT.

*Conrad M. Joiner*  
JUDGE OF PROBATE