

This instrument was prepared by

(Name) Alan D. Levine
433 Frank Nelson Building
(Address) Birmingham, Alabama 35203

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve thousand and no/100----- (\$12,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. C. Echols and wife, Lorene Echols

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

Latham Henry Walker and Barbara W. Walker

(herein referred to as 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:

A parcel of land in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18, Range 1, West, more particularly described as follows: Commence at the Southeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; run thence Northerly along the East boundary line of said forty, 660 feet to the point of beginning of the lot herein conveyed, and from said point of beginning; thence continue North along the East line of said forty, 165 feet; thence West to a point on the East margin of Cahaba Beach Road; thence in a Southerly direction along the East margin of said Road 165 feet, more or less, to a point due West of the point of beginning; thence East to the point of beginning. Mineral and mining rights excepted.

\$12,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 1969.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

J. C. Echols
J. C. Echols
Lorene Echols
Lorene Echols
.....(Seal)
.....(Seal)
.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. C. Echols and wife, Lorene Echols 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 28th day of February, A.D. 1969.

M. Lewis
Notary Public