

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Six Thousand Seven Hundred Four Dollars (\$6,704.00) cash and the execution of a Twenty Thousand One Hundred Ten Dollar (\$20,110.00) Purchase Money Mortgage in hand paid by Harold R. Walker and wife, Frances J. Walker, to The First National Bank of Birmingham, Birmingham, Alabama, as Trustee under the Will of W. G. Nichols, deceased, (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Harold R. Walker and wife, Frances J. Walker, (hereinafter called Grantees) as joint tenants with right of survivorship the following described real estate located in Shelby County, Alabama, to-wit:

SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and NW $\frac{1}{4}$  of SE $\frac{1}{4}$  and 2 acres described as follows:  
begin at the northeast corner of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and run south 140 yards along the east line of said 40 acres; thence west, and perpendicular to said line 70 yards; thence north, and parallel with said line 140 yards; thence east along the north line of said 40 acres 70 yards to the point of beginning, all being in Section 18, Township 21, Range 1 West.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, that 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.

It is specifically understood and agreed that the Grantor has executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1974, which the Grantees herein assumes and agrees to pay.
2. Existing rights of way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 136, Page 372, Probate Records of Shelby County, Alabama.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities and the undersigned expressly limits its liability hereunder to the property now or hereafter, held by it in the representative capacity named.

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Shelby Cnty Judge of Probate, AL  
10/01/1974 12:00:00 AM FILED/CERT

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IN WITNESS WHEREOF, The First National Bank of Birmingham, Birmingham, Alabama, has caused this conveyance to be executed in its name and on its behalf in its capacity as Trustee, as aforesaid, on this 23rd day of September, 1974.

THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Trustee under the Will of W. G. Nichols, deceased.

ATTEST:

Thomas W. Paul  
Assistant Trust Officer

BY:

Henry A. Long Jr.  
Vice President and Trust Officer

STATE OF ALABAMA )

JEFFERSON COUNTY )



19741001000048190 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/01/1974 12:00:00 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry A. Long, Jr. and Thomas W. Paul whose names as Vice-President and Trust Officer and Assistant Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation as Trustee under the Will of W. G. Nichols, deceased, 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 said conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 23rd day of September, 1974.

Judy Carol Martin  
Notary Public

Judy Carol Martin, Notary Public  
State of Alabama at Large  
My commission expires November 1, 1975

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 OCT -1 AM 9:17