

STATE OF ALABAMA *
*
ST. CLAIR COUNTY *

2355

For and in consideration of the sum of two-hundred dollars (\$200.00), the receipt is hereby acknowledged, the undersigned, Jerome Walker hereby agrees to sell to J.H. Byram, by warranty deed, the property situated in Shelby County, Alabama, as described on the attached sheet, being made a part of this contract as if set out in full in this instrument, upon the following terms and conditions:

1. The purchaser, J.H. Byram is to obtain, at his own expense, a title guarantee to said property
2. In the event he is unable to obtain such, the seller shall reimburse the buyer the \$200.00 received by him
3. Upon the buyer obtaining title gurantee, of title insurance the seller shall deliver to J.H. Byram a warranty deed to said property
4. The total purchase price of this property is \$1,500.00. Upon the delivery to J.H. Byram shall pay to the seller Jerome Walker, the balance of \$1,300.00.
5. It is understood by and between the parties that no time can be specified for the life of this contract, but a reasonable length of time shall be allowed to obtain title guarantee, or title insurance, as the case may be.

Witness our hands and seals, this 23rd day of December, 1974.

J H Byram L.S.
BUYER
Jerome Walker L.S.
SELLER

STATE OF ALABAMA*
ST. CLAIR COUNTY*

Before me the undersigned authority, personally appeared Jerome Walker and J.H. Byram, known to me, acknowledged before me, that being informed of the contents of this agreement, signed the same voluntarily on the day the same bears date.

Witness my hand and seal this 23rd day of December, 1974.

Miami C. Fambrough
NOTARY PUBLIC



19750206000005850 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1975 12:00:00AM FILED/CERT

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STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor O. J. Shaw and wife Annie Ruth Shaw
in hand paid by Jerome Walker and wife, Virginia Walker

the receipt whereof is acknowledged we the said O. J. Shaw and wife Annie Ruth Shaw
do grant, bargain, sell and convey unto the said Jerome Walker and wife, Virginia Walker
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 18, South, Range 2 East, running North 200 feet; thence along West line North 2 degrees West 216 feet; thence East 2 degrees North 237 feet; thence North 2 degrees West 105 feet; thence East 2 degrees North 478 feet; which is the point of beginning of the lands herein conveyed; thence South 315 feet; thence West 280 feet; thence North 315 feet; thence East 2 degrees North 280 feet, to the point of beginning, containing two acres, more or less.

The grantors herein also grant unto the grantees, their heirs and assigns, the right to use a road leading from Highway 55, or Highway 27, across lands formerly owned by them in which they reserved a 35 foot right-of-way for said road, to the above described property.

TO HAVE AND TO HOLD Unto the said Jerome Walker and wife, Virginia 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 we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,
this 3rd day of August, 1974.

WITNESSES:

Tal adge H. Fambrough

O. J. Shaw (Seal.)
Annie Ruth Shaw (Seal.)



19750206000005850 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
RECEIVED
1975 FEB -6 AM 10:30
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
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