

This instrument was prepared by

(Name) Beatrice S. Wright of Bob Watkins Realty Company

(Address) 1078 Montgomery Highway, Birmingham, Alabama, 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty one thousand nine hundred thirty seven & no/100----- DOLLARS  
and assumption of the within described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Dudley P. Cottrell and wife, Pollye R. Cottrell

(herein referred to as grantors) do grant, bargain, sell and convey unto Howard Glenn Walker and Yong Sim 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:

Lot 19, Sector Two, Spring Garden Estates, as recorded in Map Book 5, page 12, in the  
Probate Office of Shelby County, Alabama.

Grantees named herein assume and agree to pay that certain mortgage dated February 16,  
1973, executed by Dudley P. Cottrell and Pollye R. Cottrell to Birmingham Federal Savings  
and Loan Association, in the principal amount of \$45,000.00 filed February 20, 1973,  
and recorded in Volume 328, page 842, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes due for the current year.

Easement and building line as shown by recorded map.

Restrictions recorded in Volume 245, page 297, in the Probate Office of Shelby County,  
Alabama.

Right of Way to Alabama Power Company recorded in Volume 101, page 519 and Volume 120,  
page 288, in said Probate Office.

Restrictions recorded in Volume 245, page 784, in said Probate Office.



19751015000057530 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/15/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
OCT 15 AM 8:39  
Need for 3200  
Carnell M. Johnson  
JUDGE OF PROBATE

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 2nd  
day of October, 19 75.

WITNESS:

(Seal)

(Seal)

(Seal)

Dudley P. Cottrell (Seal)  
Dudley P. Cottrell

Pollye R. Cottrell (Seal)  
Pollye R. Cottrell

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Dudley P. Cottrell and wife, Pollye R. Cottrell  
whose name s 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 2 day of October, A. D., 19 75.

W. E. Caffery  
Notary Public.