

This instrument was prepared by

(Name) Linda O. Moore

(Address) 2718 South 19th Place, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----(\$1.00)-----Dollar
and other good and valuable considerations

to the undersigned grantor, Green Valley Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harold R. Walker and wife, Frances J. 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:

Begin at the NE corner of Section 2, Township 21, Range 3 West, and run in
a Westerly direction for a distance of 966 feet to a point on the West right
of way of L & N Railroad. Then turn left and run a distance of 198.45 feet to
a point of beginning of Trace herein described. Thence run in a Westerly
direction for a distance of 210 feet; thence in a Southerly direction for a
distance of 102 feet; thence in an Easterly direction for a distance of 70 feet;
thence in a Northerly direction for a distance of 4 feet; thence in an Easterly
direction for a distance of 140 feet; thence in a Northerly direction for a
distance of 98 feet to the point of beginning of Trace herein described and the house
situated thereon.

Said Tract lying and being in the NE 1/4 of NE 1/4 of Section 2, Township 21
Range 3 West, and being a portion of one acre of land purchased by K. B. Nickerson
from J. E. Walker and Maude G. Walker on February 1, 1945, the deed being
recorded in Deed Book 120, Page 264, on Feb. 1., 1945, in the Office of the
Judge of Probate, Shelby County, Alabama.

Subject to existing easements, restrictions, rights of way, limitations
set-back lines, if any, of record.



19760301000017220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -1 AM 8:28
Deed Book 50
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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Chairman & Harold R. Walker

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leonard Hultquist, II
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of February 1976

Green Valley Homes, Inc.

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Chairman of the Board

By Leonard Hultquist, II President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Leonard Hultquist, II, President, Harold R. Walker, Chairman
whose name as ##### of Green Valley Homes, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 10th day of February, 1976

Dwain Lynn Morris
Notary Public

MY COMMISSION EXPIRES JANUARY 24, 1977

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