

This instrument was prepared by

(Name) ~~Linda O. Moore~~ 2847

(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, \$1,500

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:

Beginning at the northeast corner of the NW 1/4 of SW 1/4, Section 36, Township 20, South Range 3 West and run thence West along the North line of said 1/4-1/4 section a distance of 726.83 feet; thence turn an angle of 83 deg. 46 min. to the left and run Southerly 720.73 feet; thence turn an angle of 90 deg. to the right and run Westerly 25 feet; thence turn an angle of 90 deg. to the left and run Southerly 50 feet; thence turn an angle of 90 deg. to the right and run Westerly 25 feet, thence turn an angle of 90 deg. to the left and run Southerly 100 feet; thence turn an angle of 90 deg. to the right and run Westerly 50 feet; thence turn an angle of 90 deg. to the left and run Southerly 200 feet; thence turn an angle of 90 deg. to the right and run Westerly 120 feet to the most Easterly corner of the common line between Lots 4 and 5, Block 4, of Nickerson-Scott Survey as shown by map recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama; Thence turn an angle of 90 deg. to the left and run Southerly along the East line of Lots 4, 3, 2, and 1, of said Block 4 and a Southerly projection of said East Line of said lots for a distance of 250 feet; thence turn an angle of 90 deg. to the right and run Westerly to a point on the West line of said NW 1/4 of SW 1/4; thence run Southerly along said West line of said 1/4-1/4 sectio to the southwest corner of said NW 1/4 of SW 1/4 of said Section 36; thence continue in a Southerly direction along the west line of SW 1/4 of SW 1/4 of said Section 36 for a distance of 388.75 feet; thence turn an angle of 99 deg. 12 min. to the right and run westerly 37.29 feet; thence turn an angle to the left of 90 deg. 08 min. and run southerly 250 feet; thence turn an angle to the right of 90 deg. 08 min. and run westerly 194.50 feet; thence turn an angle to the left of 90 deg. and run southerly 200 feet; thence turn an angle of 90 deg. to the right and run westerly 100 feet to the most easterly corner of the common line between lots 11 and 12, in block 2, of said Nickerson-Scott survey; thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2, a distance of 175.0 feet; thence turn an angle of 90 deg. to the left and run easterly 25 feet; thence turn an angle of 90 deg. to the right and run southerly 75 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet; to the northeasterly corner of lots 6 and 7 in said Block 2;

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 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 encumbrances,

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  
President, Leonard Hultquist, II

IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of February 19 76

Green Valley Homes, Inc.

#####  
Harold R. Walker  
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 19 76



19760301000017240 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/01/1976 12:00:00 AM FILED/CERT

Debra L. Morris  
Notary Public

MY COMMISSION EXPIRES JANUARY 24, 1977



Thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2, a distance of 287.39 feet to a point on the south line of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 35, Township 20 South, Range 3 West, which is 485.52 feet west of the southeast corner of said Section 35; thence turn an angle to the left of 97 deg. 58 min. and run east along said south line for 115.33 feet; thence turn an angle to the right of 98 deg. 15 min. and run southerly for a distance of 161.82 feet; thence turn an angle to the right of 81 deg. 45 min. and run westerly 26.58 feet; thence turn an angle to the left of 88 deg. 45 min. and run southerly 100 feet; thence turn an angle to the left of 91 deg. 15 min. and run easterly 86.5 feet; thence turn an angle to the left of 88 deg. 45 min. and run northerly 8.54 feet; thence turn an angle to the right of 92 deg. 43 min. and run easterly 319.13 feet; thence turn an angle of 90 deg. 23 min. to the left and run northerly 274 feet to the southwest corner of said Section 36, Township 20 South, Range 3 West; thence turn an angle of 86 deg. 40 min. to the right and run easterly along the south line of said Section 36, a distance of 100.16 feet; thence turn an angle of 73 deg. 17 min. to the left and run northeasterly a distance of 1379.82 feet to a point on the north line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 36; thence turn an angle of 73 deg. 11.5 min. to the right and run easterly along north line 369.52 feet; thence turn an angle of 91 deg. 24 min. to the left and run northerly and parallel with the east line of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 36 a distance of 420 feet; thence turn an angle of 91 deg. 24 min. to the right and run easterly 420 feet; to a point on the east line of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence turn an angle of 91 deg. 24 min. to the left and run northerly along said east line a distance of 903.59 feet to the point of beginning; thence situated in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36, the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36 and the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 35, all in Township 20 South, Range 3 West; the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.



19760301000017240 2/2 \$.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

*Reed J. J. 150*

*Conrad M. J. 150*

JUDGE OF PROBATE

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