

(Name) Chervis Isom

Jefferson Land Title Service Co., Inc.

(Address) 1400 City National Bank Building  
Birmingham, Alabama 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

4039

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and No/100----(\$1,000.00)-----DOLLARS  
and other valuable consideration,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
LEONARD HULTQUIST, II, and wife, MARY FRANCES HULTQUIST,  
(herein referred to as grantors) do 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:

Lot 19, in Block 1, of the Green Valley Subdivision, Second Sector, as  
recorded in the Office of the Judge of Probate of Shelby County, Alabama,  
in Map Book 6, Page 21.

This conveyance is made subject to the following:

1. Ad Valorem taxes for tax year 1976;
2. all restrictions and easements and rights-of-way of record; and
3. That certain mortgage to Guaranty Savings & Loan Association recorded  
in the Office of the Judge of Probate of Shelby County, Alabama.

19760412000032250 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/12/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 APR 12 AM 11:20  
deed to p. 100  
Correll M. H. H. H.  
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 8th  
day of April, 1976

WITNESS:

(Seal)  
(Seal)  
(Seal)

Leonard Hultquist, II (Seal)  
Mary Frances Hultquist (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Chervis Isom, a Notary Public in and for said County, in said State,  
hereby certify that Leonard Hultquist and Mary Frances Hultquist  
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 8th day of April, A. D., 1976