

This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 1500 City National Bank Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Two Thousand and No/100 Dollars (\$52,000.00)

to the undersigned grantor, H. WALKER & ASSOCIATES, 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

GARY BOBBY SUTTON and wife, BARBARA B. SUTTON

(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.

Part of the Northwest quarter of Northeast quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

From the Southwest corner of said Northwest quarter of Northeast quarter, run north along the west line of said quarter-quarter section for a distance of 469.29 feet to the point of beginning of the property herein described; thence continue north along the same course for a distance of 185.99 feet; thence turn an angle to the right of 92 degrees 02 minutes 20 seconds and run easterly for a distance of 188.88 feet; thence turn an angle to the right of 105 degrees 59 minutes 55 seconds and run southwesterly for a distance of 192.33 feet; thence turn an angle to the right of 74 degrees 00 minutes and run westerly for a distance of 129.29 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

(\$44,000.00 of the above-recited purchase price was paid from the proceeds of a mortgage loan, closed simultaneously herewith)



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Shelby Cnty Judge of Probate, AL
08/22/1977 12:00:00AM FILED/CERT

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of August 1977

H. WALKER & ASSOCIATES, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 AUG 22 PM 1:35
Secretary

By Harold R. Walker
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned State, hereby certify that Harold R. Walker whose name as President of H. Walker & Associates 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

15th day of

August

19 77

american title
insurance company

2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

Notary Public