

Robert R. Sexton

912 City Federal Building

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

7917
Know All Men By These Presents,

That in consideration of Forty Eight Thousand and No/100-----(\$48,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Harold R. Walker and wife, Frances J. Walker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Hoyt D. Walker and wife, Mary Lee 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 15, in Block 6, according to the Survey of Green Valley, Third Sector, First Addition, as recorded in Map Book 6, Page 162, in the Office of the Judge of Probate of Shelby County, Alabama.

\$38,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith delivery of this deed.

Subject to:

Ad valorem taxes due October 1, 1978

Right of Way granted to Alabama Power Company by instruments recorded in Deed Volume 285, Page 820.

50 foot building line from Fran Drive and 20 foot easement along the rear lot line as shown on recorded map.

19780221000021400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.

1978 FEB 21 AM 8:27

Deed 10.00

Rec. 1.50

Ind. 1.00

12.50

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Secnty 374-847

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:

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 and seals, this 16th day of February, 1978

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker and wife, Frances J. Walker, whose names 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 16th day of February

A. D., 1978