

This instrument was prepared by

9/17

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, Regency Homebuilders, 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

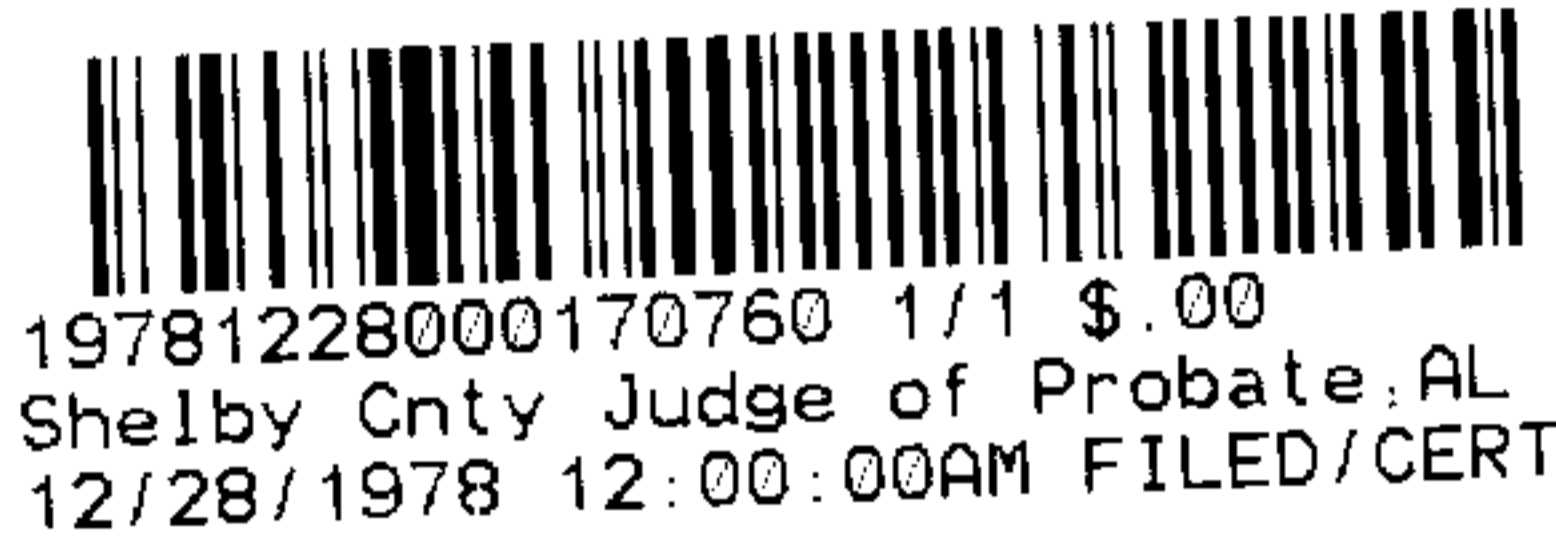
Richard Arnold Walker and wife, Deborah B. Walker

(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 264 according to the Survey of Chandalar South  
Sixth Sector as recorded in Map Book 7, Page 50 in  
the Office of the Judge of Probate of Shelby County,  
Alabama.

Subject to easements and restrictions of record.

\$78,900.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.



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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. B. Monzella, III  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 19 78  
REGENCY HOMEBUILDERS, INC.

ATTEST:

By J. B. Monzella, III President  
J. B. Monzella, III  
Secretary - 386.819  
STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that J. B. Monzella, III  
whose name as President of Regency Homebuilders, 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 18th day of December 19 78

William H. Halbrooks  
Notary Public