19791101000143210 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/01/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Form 1-1-7 Rev. 8-70 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 Eighty two thousand and no/100 ($82,000.00) DOLLARS

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

Donald P. Roser and Donna W. Roser

(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 14, according to the map and survey of Royal Oaks, 2nd Sector, as recorded in Map Book 7, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to restrictions, easements, building lines and rights of way of record.

BOOK 323 PAGE 41

$ 73,800.00 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 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, unless otherwise noted above, 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 26th day of October 1979

ATTEST: STATE OF ALA. SHELBY CO. I CERTIFY THIS See MT 397 - Secretary

H. WALKER & ASSOCIATES, INC.
By Harold R Walker
President

1979 NOV -1 AM 9:44
Deed Tax - 8.50
Rec. 1.50
Ind. 1.00
11.00

STATE OF ALABAMA
COUNTY OF JEFFERSON
JUDGE OF PROBATE

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Harold R. Walker whose name as President of H. Walker & Associates, 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 26th day of October 1979

Larry Halcomb

My Commission Expires January 29, 1982
Notary Public