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Shelby Cnty Judge of Probate, AL
11/14/1979 12:00:00AM FILED/CERT

american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) ROBERT L. SHIELDS, III 524
Attorney at Law

(Address) [illegible]

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Eighty-Nine Thousand and no/100 ----------($89,000.00) Dollars

to the undersigned grantor, H. Walker and 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

Eugene H. Tennies and wife, Helga K. Tennies

(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:

PARCEL I: Lot 5, Block 8, according to the survey of Green Valley, 4th Sector, as recorded in Map Book 7, page 10, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

PARCEL II: Also that part of the SW ¼ of the NE ¼ Section 23, Township 21 South, Range 3 West, more particularly described as follows: Begin at the SW corner of Lot 5, Block 8, Green Valley 4th Sector and run in an easterly direction along the south line of Lots 5 & 6, Block 8 for a distance of 305.63 feet; thence turn an angle to the right of 90 degrees 01' 30" and run in a southerly direction for a distance of 360.42 feet; thence turn an angle to the right of 91 degrees 21' 12" and run in a westerly direction for a distance of 472.62 feet to a point on the west line of the SW ¼ of the NE ¼, Section 23, Township 21 South, Range 3 West; thence turn an angle to the right of 88 degrees 37' 18" and run in a northerly direction along the west line of said ¼-¼ section for a distance of 371.73 feet, more or less, to the SW corner of Lot 10, Block 8, Green Valley 4th Sector; thence turn an angle to the right of 97 degrees 44' and run in a southeasterly direction along the south line of said Lot 10, Block 8, for a distance of 168.54 feet, more or less, to the point of beginning; containing 3.892 acres, more or less.

Subject to all easements, restrictions and right of ways of record.

BOOK 323 PAGE 279

$89,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 10th day of November 1979

ATTEST:

H. Walker & Associates, Inc.

Secretary

By Harold R. Walker
Harold R. Walker
President

Sur mtg. 398-262
Rec. 3.50
Ind. 1.00
2.50

STATE OF ALABAMA
COUNTY OF JEFFERSON } NOV 14 AM 10:08

I, the undersigned 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 10th day of November 1979

Cathryn S. Kan
Notary Public

B.T.S. Return to: Robert L. Shields, III
1900 Crestwood Blvd