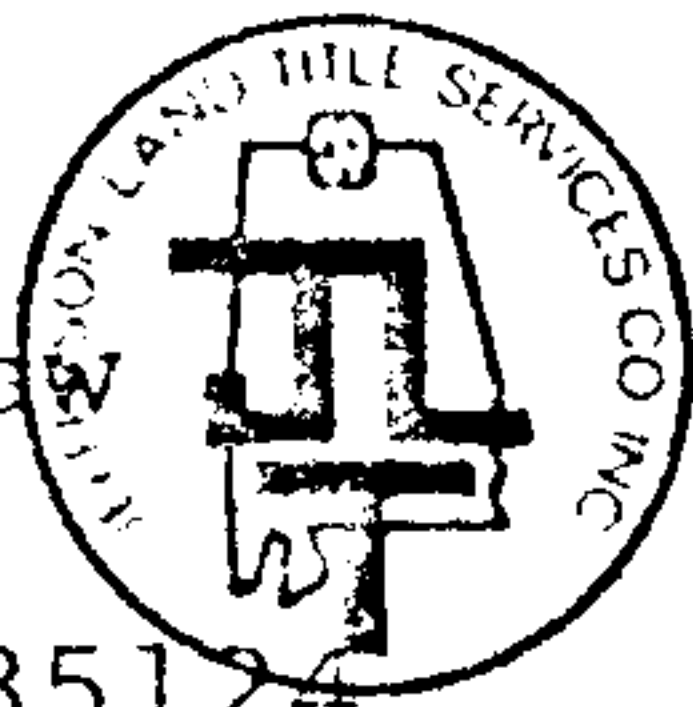


This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124



Jefferson Land Title Services Co., Inc.

315 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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



19791205000157890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Two Thousand Five Hundred and No/100 Dollars
(\$82,500.00)

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

Henry S. Arnold and Jill R. Williams

(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.

Lot 40, according to the map and survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 323 PAGE 710
SUBJECT TO: (1) The lien of all taxes for the year 1980, and thereafter.
(2) Thirty foot building line on the Northside and Thirty foot building line on West side of subject property as shown by recorded plat. (3) Seven and one-half foot easement on the East side of subject property as shown by recorded plat. (4) Right-of-way to Alabama Power Company and South Central Bell Telephone Company, as recorded in Volume 313, Page 625, in the Probate Office of Shelby County, Alabama. (5) Restrictions as recorded in Misc. Volume 24, Page 699, in the said Probate Office.

\$54,500.00 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,

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 Vice President, James H. Leslie, IV who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 19 79

ATTEST:

STATE OF ALABAMA

H. Walker & Associates.

By

James H. Leslie IV

V. P. President

Rec'd 28.00 Burney 398 - 874
Rec. 1.50
Ind. 1.00
30.50

STATE OF ALABAMA
COUNTY OF SHELBY

Bruce M. Green
Notary Public

a Notary Public in and for said County in said

I, Bruce M. Green
State, hereby certify that James H. Leslie, IV
whose name as Vice 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 30th day of

November

19 79

Form ALA-33



MORTGAGE LOAN AGENCY

501 RIVERCHASE PARKWAY EAS
BIRMINGHAM, AL 35244

Bruce M. Green
Notary Public