

This instrument prepared by

(Name) Irvine C. Porter

(Address) 1727 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----One Hundred and 00/100 (\$100.00)-----DOLLARS and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, the said M. E. Padgett and wife, Lanette L. Padgett, (herein referred to as grantors) do grant, bargain, sell and convey unto Joseph Scott Walker and wife, Patricia F. 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 104, according to Fourth Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama, together with all improvements thereon and tenements and hereditaments thereunto belonging or in any wise appertaining, subject to ad valorem taxes for the year 1981, which the grantees herein assume and agree to pay and subject to all easements, restrictions, agreements and reservations of rights which appear of record in the Probate Office of Shelby County, Alabama, affecting aforesaid parcel of property.

Part of the consideration for this conveyance is represented by the proceeds of a real estate mortgage loan closed simultaneously with the conveyance of the property herein described to the grantees herein named who are the mortgagors named in that certain real estate mortgage this date executed by said mortgagors to Jefferson Federal Savings and Loan Association in the principal amount of \$40,000.00.

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, unless otherwise noted above; 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(s) and seal(s), this 11th day of February, 1981.

WITNESS:

Kay D. Ray
Kay D. Ray

STATE OF ALA. SHELBY CO.

NOTARIAL PUBLIC
NOTARIAL PUBLIC

1981 FEB 17 AM 10:17

See 44-409-957

JUDGE OF PROBATE

M. E. Padgett
M. E. Padgett

Lanette L. Padgett
Lanette L. Padgett

Recd TAX 32.50
1.50
1.00
35.00

General Acknowledgment

STATE OF ALABAMA

JEFFERSON

COUNTY

I, THE Undersigned, a Notary Public in and for said County, in said State, hereby certify that M. E. Padgett and wife, Lanette L. Padgett, 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 11th day of February, A. D., 1981.

Glendora L. Brown
Notary Public.