

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35899

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Shelby Cnty Judge of Probate, AL
05/11/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty seven thousand two hundred fifty and no/100 (\$47,250.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Harold R. Walker and wife, Frances J. Walker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dixie Walker

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Shelby

Lot 27, Block 1, according to the survey of Green Valley, Third Sector, First Addition as recorded in Map Book 6, Page 162 in the Probate Office of Shelby County, Alabama, and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of Lot 27, Block 1, Green Valley, Third Sector, First Addition, as recorded in Map Book 6, page 162, in the Office of the Judge of Probate of Shelby County, Alabama, run in a southerly direction along the east line of said Lot 27 for a distance of 201.03 feet to the southeast corner of said Lot 27, said point also being on the northerly right of way line of Fran Drive; thence turn an angle to the left of 90 deg. and run in an easterly direction along said northerly right of way line for a distance of 35 feet; thence turn an angle to the left of 90 deg. and, leaving said right of way line, run in a northerly direction for a distance of 200.02 feet; thence turn an angle to the left of 88 deg. 21 min. and run in a westerly direction for a distance of 35.01 feet to the point of beginning.

Subject to taxes for 1981.

Subject to building lines and transmission line permit of record.

\$ 44,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~our~~ (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 hands(s) and seal(s), this 8th day of May, 1981.

SEAL OF SHELBY CO.
NOTARY PUBLIC
LARRY L. HALCOMB
TAX 3.00
Rec 1.50
Ind 1.00
S. 5951 MAY 11 AM 9:45
Sec 112-303
JUDGE OF PROBATE

Harold R. Walker (Seal)
HAROLD R. WALKER
Frances J. Walker (Seal)
FRANCES J. WALKER

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State hereby certify that Harold R. Walker and wife, Frances J. Walker whose name S 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 8th day of May, A. D., 1981

Notary Public

My Commission Expires January 23, 1982