

This instrument was prepared by

(Name).....Harold R. Walker ✓

(Address) 2105 Old Montgomery Hwy. Pelham, Ala. 35124

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

100
19810930000104560 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/30/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars ----- (\$10.00)

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

Stoney Ridge Development Corporation

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

Begin at the NE corner of Section 2, Township 21, Range 3 West, and run in a Westerly direction for a distance of 966 feet to a point on the West right of way of L & N Railroad. Then turn left and run a distance of 198.45 feet to a point of beginning of Trace herein described. Thence run in a Westerly direction for a distance of 210 feet; thence in a Southerly direction for a distance of 102 feet; thence in an Easterly direction for a distance of 70 feet; thence in a Northerly direction for a distance of 4 feet; thence in an Easterly direction for a distance of 140 feet; thence in a Northerly direction for a distance of 98 feet to the point of beginning of Trace herein described and the house situated thereon.

Said Tract lying and being in the NE 1/4 of NE 1/4 of Section 2, Township 21 Range 3 West, and being a portion of one acre of land purchased by K.B. Nickerson from J.E. Walker and Maude G. Walker on February 1, 1945 the deed being recorded in Deed Book 120, Page 264, on Feb. 1, 1945, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to existing easements, restrictions, right of way, limitations set-back lines, if any, of record.

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

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.....hands(s) and seal(s), this 23rd day of September, 19 81.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 SEP 30 PM 12:22

Thomas A. Snowden, Jr.
JUDGE OF PROBATE (Seal)

Deed 50
Rec 1.50
Ind. 1.00
3.00

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, Phyllis H. Howton, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker & Frances J. Walker whose name 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 23rd day of September, 19 81.

Phyllis H. Howton

MY COMMISSION EXPIRES JUNE 2, 1985

Notary Public