

This instrument was prepared by 502 1000  
(Name) Richard C. Shuleva, Atty.  
(Address) P.O.Box 1401, Alabaster, Al



This Form furnished by:  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of One Dollar and Other Good and Valuable Consideration DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
RICHARD L. WALKER and DORIS WALKER, husband and wife  
(herein referred to as grantors) do grant, bargain, sell and convey unto

VIRGIL KITSON III and DONNA FAYE (WALKER) KITSON, husband and wife  
(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:

From the Northeast corner of Section 2, Township 21 South, Range 3 West, go West along the section line 864.90 feet to the East right-of-way line of the L & N Railroad's Northbound track; thence left 83°04'34" and Southerly along the East right-of-way of said railroad 549.57 feet to an iron for a point of beginning; thence left 98°01'47" along a line mid-way between buildings occupied by Walker Store and Stone Art Construction Company, a distance of 98.95 feet to the Westerly right-of-way line of Hwy 231; thence right an angle of 90°12'28" and Southerly along Westerly road right-of-way line a distance of 29.50 feet to the Northeast corner of Lot Number 17 of the Buck Creek Cotton Mill subdivision as recorded in the office of the Judge of Probate, Shelby County, Alabama, Map Book 3, Page 9; then right an angle of 87°21'00" and along the North line of said Lot 17 a distance of 97.05 feet to an iron on the Easterly right-of-way of said L & N Railroad; thence right an angle of 89°14'01" and Northerly along the East right-of-way of said L & N Railroad a distance of 33.69 feet to the point of beginning, containing 3,096 square feet and lying in the Northeast quarter of the Northeast quarter of S2, T21S, R3W, in the City of Alabaster, Shelby County, Alabama.

The above described property being a part of a lot owned by Richard L. Walker and Doris Walker as recorded in the office of the Judge of Probate, Shelby County, Alabama, Deed Book 247, Page 953.

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hand(s) and seal(s), this 7 day of June, 1983.

WITNESS: STATE OF ALA. SHELBY CO. DEED TAX 1.00  
1.50  
1.00 Richard L. Walker (Seal)  
3.50 Doris Walker (Seal)  
Judge of Probate (Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment  
I, Patsy S. Parker, a Notary Public in and for said County, in said State, hereby certify that Richard L. Walker and Doris 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 7th day of June, A. D., 1983  
Patsy S. Parker Notary Public.