

(Name) Daniel Douglas Walton

(Address) 4919 Altadena South Drive  
Birmingham, Al. 35244

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 16th Avenue, South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand Eight Hundred Seven and 69/100 (\$43,807.69) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Virginia DeShazo and husband, Owen DeShazo

(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel Douglas Walton and Teria C. Walton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 3, according to the Survey of Indian Trace Estates, as recorded in Map Book 8, Page 113,

in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$35,046.15 of the above recited purchase price was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 3rd

day of June, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS  
DEED WAS FILED  
11:50 AM JUN 23 1983  
JUN 23 1983 JUN 23 AM 8:39  
JUN 23 1983 JUN 23 AM 8:39  
JUN 23 1983 JUN 23 AM 8:39  
JUN 23 1983 JUN 23 AM 8:39

Virginia DeShazo (Seal)  
Virginia DeShazo  
Owen DeShazo (Seal)  
Owen DeShazo (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia DeShazo and husband, Owen DeShazo 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 3rd day of June, A. D., 19 83

My Commission Expires: 9/7/83

Notary Public

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