

This instrument as prepared by

This instrument was prepared by

(Name) William T. Mills, II

Cahaba Title, Inc.

25,000.00

(Address) #2 Office Park Circle

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:

M. Clay Walker
2599 Royal Court
Helena, Alabama 35080

That in consideration of Ten and 00/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lawrence E. Holbert and wife, Betty S. Holbert

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

M. Clay Walker and wife, Patricia G. 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 54, according to the map and survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Sales price of the property is exactly \$95,410.00 of which \$70,410.00 was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (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 ~~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 day of April, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

27.50 1984 MAY 14 AM 8:52

(Seal)

see Mtg #48-514

JUDGE OF PROBATE

(Seal)

Lawrence E. Holbert

(Seal)

Betty S. Holbert

(Seal)

Betty S. Holbert

(Seal)

STATE OF ALABAMA LOUISIANA

PARISH

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence E. Holbert and wife, Betty S. Holbert 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 that they have voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 1984.

Porterfield et al

