



american title insurance company

This instrument was prepared by

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Harold R. Walker

(Address) 2105 Old Mtg. Hwy., Pelham, Al 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY, COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 DOLLARS

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

Harold R. Walker and wife Frances J. Walker
(herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Hoyt D. Walker and wife Mary Lee 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:

Begin at ^{Run} the S.E. Corner of Lot 15 Green Valley Subdivision 3rd. Sector 1st. addition along North line of Lots 6, 7, and 8 Green Valley Subdivision 3rd. Sector a distance of 250 feet thence turn an angle of 90 deg. to the left and run Northerly a distance of 215 feet more or less to the intersection of the extended north line of said lot 15, thence turn an angle to the left and run Westerly along said extended North line of Lot 15 to the Northeast corner of Lot 15, thence turn an angle to the left and run South along the east line of said lot 15 to the point of beginning.

Subject to easements, right of way and restrictions of record.

1984 OCT -5 AM 10:21

Deed tax -.50
Rec. 2.50
Ind. 1.00
4.00

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 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 19th day of September, 1984.

WITNESS:

(Seal)
(Seal)
(Seal)

Harold R. Walker (Seal)
Frances J. Walker (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Fran W. Anderson, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker and Frances J. Walker whose names 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 19th day of September, 1984.