

This instrument was prepared by

(Name) Harold R. Walker
2105 Old Mtg. Hwy.
(Address) Pelham, Al 35124



Corporation Form Warranty Deed 663

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Ten & No/100----- DOLLARS,

to the undersigned grantor, H. Walker & Associates, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harold R. Walker and wife Frances J. Walker

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County Alabama.

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the Northwest corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 2, and run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section an along the South line of Lot 29, Royal Oaks, Third Sector, First Addition, recorded in Map Volume 8, page 26, in the office of the Judge of Probate of Shelby County, Alabama, for a distance of 129.05 feet to a point on the West right of way line of Royal Way; thence turn an angle of 89 deg. 22 min. 21 sec. to the right and run South along said West right of way line for a distance of 0.66 feet to the point of a curve to the right, said curve being concave in a Northwesterly direction, having a radius of 25.0 feet and a central angle of 42 deg. 50 min.; run thence in a Southwesterly direction along the arc of said curve, and said right of way line for a distance of 18.69 feet to the end of said curve and the point of a curve to the left, said curve being concave in a Easterly direction, having a radius of 50.0 feet and a central angle of 101 deg. 18 min. 21 sec.; run thence in a Southerly direction for a distance of 88.41 feet along the arc of said curve; thence turn an angle of 173 deg. 23 min. 05 sec. to the left from the radius of said curve and run Southwesterly for a distance of 112.49 feet; thence turn an angle of 63 deg. 30 min. to the right and run Westerly for a distance of 80.0 feet to a point on the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence turn an angle of 90 deg. to the right and run North along said West $\frac{1}{4}$ $\frac{1}{4}$ line for a distance of 200.0 feet to the point of beginning; being situated in Shelby county, Alabama.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

H. WALKER & ASSOC., INC.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 2nd. day of November, 1984

ATTEST:

STATE OF ALABAMA

COUNTY OF SHELBY

I, Fran W. Anderson

hereby certify that

Harold R. Walker

whose name as the President of H. Walker & Associates, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd. day of November, 1984

Central Bank of the So.