

This instrument was prepared by

(Name) Lamar Ham 323-

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety One Thousand Five Hundred and 00/100 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

William Hollis Saxon and Vickie Ledbetter Saxon

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

Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$86,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

GRANTOR RESERVES UNTO ITSELF, its successors or assigns, all oil, gas, mineral and mining rights that it may own.

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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 28th day of February, 19 85.

WITNESS:

(Seal)

Harold R. Walker (Seal)
Harold R. Walker

(Seal)

Frances J. Walker (Seal)
Frances J. Walker

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker and wife, Frances J. Walker 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 28th day of February, A. D., 19 85

EXHIBIT "A"

LEGAL DESCRIPTION:

A parcel of land situated in the SW 1/4 of the NW 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 1/4 of NW 1/4 of said Section 2, and run East along the North line of said 1/4 1/4 Section and 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 an 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 right 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 1/4 1/4 Section; thence turn an angle of 90 deg. to the right and run North along said West 1/4 1/4 line for a distance of 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR -6 PM 12:26

Thomas P. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>5.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.00</u>

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