

(Name) Rodney Max Walker
6639 Remington Drive
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 16th Avenue, South
 (Address) 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 ONE HUNDRED THIRTY THOUSAND AND NO/100-----(\$130,000.00) DOLLARS

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

Roy D. Brown and wife, Connie C. Brown

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

Rodney Max Walker and wife, Dannie T. Walker

(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 55, according to the Survey of Quail Run, Phase 2, as recorded
 in Map Book 7, Page 113, in the Office of the Judge of Probate of
 Shelby County, Alabama.

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

\$115,300.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Dannie T. Walker, one of the grantees herein, is one and the same person as Danny F.
 Walker.

BOOK

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 13th

day of May I CERTIFY 1985
INSTRUMENT WAS FILED

WITNESS:

1985 JUN -3 AM 11:03

(Seal)

Judge of Probate
 (Seal)

(Seal)

Roy D. Brown

(Seal)

Connie C. Brown

(Seal)

Connie C. Brown

(Seal)

STATE OF ALABAMA }
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Roy D. Brown and wife, Connie C. Brown
 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 13th day of May A. D., 19 85

James R. Florsky
 Notary Public.