

This instrument was prepared by

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



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8028
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand (\$25,000.00) & No/100-----Dollars.

to the undersigned grantor, H. Walker and Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry Ball and Holly Ball

(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:

Parcel A:

Lot 2, according to ROYAL OAKS, 4TH SECTOR, UNIT I, as recorded in Map Book 9, Page 64, in the Probate Office of Shelby County, Alabama.

Parcel B:

Begin at the South West Corner of Lot 2 Royal Oaks 4th. Sector, Unit I, as recorded in Map Book 9, Page 64, in the Probate Office of Shelby County Alabama. run South along West boundry of SW 1/4- NW 1/4 Sec. 2, Township 20 South, Range 3 West a distance of 241.62 feet, thence turn an angle of 87 degree 44 min. 57 sec., to the left and run 160 feet, thence turn an angle to the left of 79 degree, 30 min. and run a distance of 313 feet more or less to a point on the South line of said Lot 2 Royal Oaks 4th. Sector Unit I, thence turn an angle to the left and run Southwesterly and Westerly along the South line of said Lot 2, to the point of beginning.

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

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

A ten (10) foot easement across the front of Lot 2 Royal Oaks 4th. Sector, Unit I, is hereby established to allow the driveways of lots 1 and 3 Royal Oaks 4th. Sector Unit 1 to connect to Royal Way.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of June 19 85.

ATTEST:

James J. Walker
Secretary

By Harold R. Walker
President

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS TRUE

1985 JUN 21 AM 8:05

I, The Undersigned State, hereby certify that Harold R. Walker whose name as L.H. President of H. Walker and 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 19th day of June 19 85.

Form ALA-33

Carol M. Livingston
Notary Public
7-16-85

Jerry Ball