

This instrument was prepared by

(Name) CONWILL & JUSTICE, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

This Form furnished by:

Cahaba Title, Inc.  
1970 Chandelier South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.  
COUNTY OF SHELBY }

That in consideration of Seventy-Two Thousand Five Hundred and no/100-----

to the undersigned grantor, FIRST NATIONAL BANK OF COLUMBIANA a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES R. WALKER and JULIE A. WALKER

(herein referred to as GRANTEEES) 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:

Commence at the Northeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 4, Township 20 South, Range 1 West, thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 193.00 feet to the point of beginning; thence continue South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 14.26 feet to the center of the old Birmingham-Columbiana Road; thence turn an angle of 122 degrees 58 minutes 54 seconds to the right and run along said road a distance of 265.91 feet to the Southeast right-of-way of Shelby County Highway No. 39; thence turn an angle of 115 degrees 44 minutes 31 seconds to the right and run along said highway right-of-way a distance of 66.97 feet; thence turn an angle of 2 degrees 11 minutes 45 seconds to the left and continue along said highway right-of-way a distance of 48.52 feet; thence turn an angle of 1 degree 50 minutes 28 seconds to the left and continue along said highway right-of-way a distance of 25.00 feet; thence turn an angle of 83 degrees 22 minutes 48 seconds to the right and run a distance of 276.83 feet; thence turn an angle of 131 degrees 29 minutes 21 seconds to the right and run a distance of 80.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the N $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and containing 0.60 acres, more or less. Mineral and Mining rights excepted.

SUBJECT TO easements, restrictions and rights-of-way of record, and the rights of redemption under the laws of the State of Alabama.

\$65,250.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD. To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 1985.

FIRSt NATIONAL BANK OF COLUMBIANA

ATTEST:

STATE OF ALABAMA  
COUNTY OF SHELBYSTATE OF ALABAMA  
I C.C. 1985 AUG 14 PM 1:03 By

Karl C. Harrison

  
 Karl C. Harrison  
 Deed Tax - 750  
 Rec. 250  
 Ind. 100

a Notary Public in and for said County in said

I, the undersigned authority

State, hereby certify that Karl C. Harrison whose name as President of First National Bank of Columbiana 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 7th day of August

19 85.

  
 Betty Carter  
 Notary Public