

This instrument was prepared by

743



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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

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 Ten dollars & No/100-----

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

Edward N. Duncan and wife Dixie W. Duncan

(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:

Lot 3, Block 7, Green Valley Subdivision 4th Sector as recorded in Map Book 7, Page 10 in the Judge of Probate Office Shelby County, Alabama.

Subject to easements, set backs and restrictions of record.

BOOK 060 PAGE 929

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 FEB 14 AM 10:25

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

Date 13.00
Rec 2.50
Ind. 1.00
Kg 50

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 24 day of January 1986.

ATTEST:

Francis J. Walker
Secretary

By *Harold R. Walker*
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Harold R. Walker a Notary Public in and for said County in said State, hereby certify that whose name as 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 24th day of January 1986.

Form ALA-33

Samuel Boone
Notary Public

Harold R. Walker

