

This instrument was prepared by 550
Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Mayanice Walton, unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto
Mayanice Walton and T. H. Walton

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Beginning at a point 881 feet North of the Southeast corner of the NE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West, and run thence North along the East line of said Section, a distance of 870 feet to a point; run thence West to the East right-of-way line of the Birmingham and Montgomery paved highway; run thence in a Southeasterly direction and along the East right-of-way line of said Highway to the lands formerly owned by Sallie Byrd; run thence East along the North line of the said Sallie Byrd land to the point of beginning, and containing 42 acres, more or less, and being a part of the S 1/2 of the SE 1/4 of Section 33, Township 21 South, Range 2 West, and also a part of the N 1/2 of the NE 1/4 of Section 4, Township 22 South, Range 2 West.

BOOK 085 PAGE 40

Grantor's address:
P. O. Box 766
Columbiana, Alabama 35051

T. H. Walton's address:
P. O. Box 164
Calera, Alabama 35040

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 7th day of August, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1986 AUG -7 PM 4:01 (Seal)
JUDGE OF PROBATE

Mayanice Walton (Seal)
Mayanice Walton (Seal)
_____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mayanice Walton, unmarried whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, A. D., 19 86.
Eva D. Mooney Notary Public.