

This instrument was prepared by

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**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:

A lot lying and being in the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 16, Township 22; Range 2 West in Calera, Shelby County, Alabama, described as follows: Begin at the Northeast corner of Ely Bynum lot; thence North 100 feet; thence West to the East right-of-way line of U. S. Highway 31; thence run South along said East line a distance of 100 feet, to a point; thence run East to the point of beginning; said property being bounded as follows: On the North by the Cohill lot, on the South by the property presently owned by Willie Nix, on the East by the L & N Railroad right-of-way and on the West by right-of-way of U. S. Highway 31. Said property being a portion of the property as shown in Mortgage Book 256, Page 501 in the Probate Office of Shelby County, Alabama.

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 7<sup>th</sup>  
day of August, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1986 AUG -7 PM 4:04 (Seal)

JUDGE OF PROBATE

Mayanice Walton (Seal)

(Seal)

(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 7<sup>th</sup> day of August, A. D., 19 86.