

This instrument was prepared by

(Name) Harold R. Walker

(Address) Pelham AL



**Jefferson Land Title Services Co., Inc.**  
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
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 Ten Dollars

to the undersigned grantor, H. Walker & Assoc., 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  
✓ Harold R. Walker & Frances J. Walker

(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

Commence at the Northeast corner of the S.W. 1/4 - N.W. 1/4 of Section 31, T.S. 19S, R2W, Shelby County, Alabama and run thence N 90°-00'-00" W along the North line of said 1/4 - 1/4 a distance of 566.04' to a point, Thence turn an angle of 90°-00'-00" left and run S 0°-00'-00" E a distance of 1,371.34' to an existing 1 1/2" open pipe corner pin and the point of beginning of the property being described, Thence run N 40°-44'-22" W a distance of 97.83' to an existing chain link fence corner, Thence run S 46°-33'-35" W along an existing chain link fence a distance of 269.70' to a point on the West line of U.S. Highway Number 31 ( South), Thence run S 35°-25'-47" E along said right of way line a chord distance of 100.0' to a point, Thence run N 46°-17'-23" E a distance of 279.03' to the point of beginning, containing 0.62 of an acre and marked at each corner as shown on the plat.

BOOK 097 PAGE 718

This survey is a compilation of existing corners, occupational property lines ( fences ) and a quit claim deed dated 8/28/1986 from R.E. and Nora B Elliot to H. Walker and Associates, Inc. Survey is tied to an existing 1/4 - 1/4 corner and existing 1/4 - 1/4 lines that have been verified for the purpose of a corrective deed.

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 29 day of Aug. 1986

ATTEST: Rec 2.50  
Ind 1.00  
3.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 OCT 29 PM 12: 53

By Harold R. Walker  
President

STATE OF  
COUNTY OF

I, William O. Bradshaw a Notary Public in and for said County in said State, hereby certify that Harold R. Walker, President of JWC Harold Walker & Associates, Inc. whose name as the President of JWC Harold Walker & 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 29 day of AUGUST

Form ALA-33

William O. Bradshaw  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 3, 1990  
STATE OF ALABAMA