

STATE OF ALABAMA X

SHELBY COUNTY X

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED EIGHTY THOUSAND and NO/100 DOLLARS to the undersigned grantor Bobby M. York, Supervisory Deputy United States Marshal, Agent for the United States of America, in hand paid by Richard A. Walker and wife, Deborah Byrd Walker, the receipt whereof is hereby acknowledged, I, the said Bobby M. York, Supervisory Deputy United States Marshal, Agent for the United States of America, do grant, bargain, sell, and convey unto the said Richard A. Walker and wife, Deborah Byrd Walker, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 63 according to the Survey of Lot 63, 5th addition to Riverchase Country Club as recorded in Map Book 7, Page 54 in the office of the Judge of Probate, Shelby County, Alabama.

Subject to recorded and existing restrictions and easements.

TO HAVE AND TO HOLD to the said Richard A. Walker and wife, Deborah Byrd Walker, as joint tenants, with right of survivorship and not as tenants in common, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I, Bobby M. York, Supervisory Deputy United States Marshal, Agent for the United States of America do, for the United States of America covenant with the said grantees, their heirs and assigns, that the United States of America 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July, 1987.

WITNESSES:

Mike L. Linton  
Q O O

Bobby M. York (Seal.)  
Bobby M. York  
Supervisory Deputy United States Marshal  
Agent for the United States of America

\$220,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Thomas L. Foster

1322  
149d  
Sailman 304  
Dr & Mrs Richard A Walker  
1218 Lake Forest Circle  
B'ham AL 35244

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BOOK 151 PAGE 672

United States of America

TO

Richard A. Walker and wife,  
Deborah Byrd Walker

STATUTORY WARRANTY DEED  
Joint Grantees with Survivorship

STATE OF ALABAMA,  
SHELBY COUNTY.

Office of the Judge of Probate  
I hereby certify that the within  
deed was filed in this office for  
record on the \_\_\_\_\_ day of  
1987 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and  
was duly recorded in Volume \_\_\_\_\_  
of Deeds at page \_\_\_\_\_, and  
examined.

Judge of Probate

BOOK 141 PAGE 543

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County,  
In said State, hereby certify that Bobby M. York, Supervisory Deputy United  
States Marshal, Agent for the United States of America 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, he executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July 1987

As Notary Public

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

1987 JUL 21 PM 7:07

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

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

1987 SEP 18 PM 12:10

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 60.00  
2. Mtg. Tax 5.00  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 66.00

1. Deed Tax \$ Re-fee  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00