



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

SEND TAX NOTICE TO:
SAMUEL D. CAMPS
2523 ELIZABETH DRIVE
HELENA, ALABAMA 35080

This instrument was prepared by
(Name) CLAIRBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PKWY, B'HAM, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THOUSAND AND 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ZELDA D. WALKER, A MARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto
SAMUEL D. CAMPS, AND WIFE, LINDA J. CAMPS

(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:
SEE ATTACHED LEGAL DESCRIPTION

Subject to Easements and Restrictions of Record.
Subject to taxes for 1988 and thereafter.

\$80,000.00 of the above purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

This is not the Homestead of the grantor.

Zelda D. Walker and Zelda Dale Walker, A. Dale Walker and Dale Walker are one and
the same person.

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 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 hand(s) and seal(s), this 4th
day of August, 1988

WITNESS:

(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that ZELDA D. WALKER, A MARRIED WOMAN
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of August, A. D., 1988

RETURN TO:

AMERICAN TITLE INSURANCE COMPANY
2700 BYRD DR. SUITE 204

Julie F. Jean
Notary Public.
My commission expires October 8, 1990

198 PAGE 466



American Title Insurance Company

A
Meridian
Company

Continuation Sheet

Related Binder/Policy No.02-68044-136

A parcel of land on Elizabeth Drive adjacent to and east of Lot 2, ROYAL OAKS, SECOND SECTOR as recorded in map book 7, page 77, in the Office of the Judge of Probate of Shelby County, Alabama, said parcel being described by metes and bounds as follows:

Commence at the northeast corner of the northeast quarter of the northwest quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said Section 2 a distance of 375.90 feet to the point of beginning of the property being described, thence continue along last described course a distance of 98.00 feet to the northeast corner of said Lot 2 of ROYAL OAKS, SECOND SECTOR, thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run southerly a distance of 59.27 feet to a point, thence turn a deflection angle of 1 degree 08 minutes 12 seconds left and continue a distance of 90.75 feet to a point on the north margin of Elizabeth Drive, thence turn a deflection angle of 88 degrees 51 minutes 48 seconds left and run easterly along said margin of said street a distance of 75.00 feet to a point, thence turn a deflection angle of 74 degrees 58 minutes 06 seconds left and run a distance of 49.52 feet to a point, thence turn a deflection angle of 10 degrees 21 minutes 21 seconds left run northerly a distance of 102.52 feet to the point of beginning.

Situated in Shelby County, Alabama.

BOOK 198 PAGE 467

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -9 AM 10:51

F. Thomas C. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>20⁰⁰</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5⁰⁰</u>
4. Indexing Fee	<u>10⁰⁰</u>
TOTAL	<u>26⁰⁰</u>

AMS
Initialized for Identification