

SEND TAX NOTICE TO:

(Name) Rosalie Walker and Robert Walker
(Address) Route 6, Box 3
(Address) Montevallo, Ala. 35115

This instrument was prepared by

/345

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-6 Rev. 5/62

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION and One and no/100 (\$1.00) 500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Rosalie Walker and husband, Robert Walker
(herein referred to as grantors) do grant, bargain, sell and convey unto themselves,

Rosalie Walker and husband, Robert Walker
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northeast corner of Lot 8 in Block 2 according to survey and map of Aldmont as shown by Map recorded in the Probate Office of Shelby County, Alabama, and run South 82 deg. 15 min. West 471 feet to point on the Easterly line of the Montevallo-Dogwood road, thence in a Northwesterly direction and along the Easterly line of said road run 91 feet to the Northwest corner of Albert Jones lot which is the point of beginning of the lot herein conveyed; thence in an Easterly direction and along North line of Albert Jones lot 77 feet, thence in a Northerly direction and along said Jones lot run 43 feet to an iron stake behind the Tom Branck house, thence in an Easterly direction and along the North line of Jones lot, run 169 feet to a ditch; thence run in a Northwesterly direction along said ditch 234 feet to the Southeast corner of Lot 1 according to the First Addition to the Town of Aldmont according to survey and map made by George C. Ehrenborg, Civil Engineer of L. N. Nabors as shown by map record in the office of the Probate Judge of Shelby County, Alabama; thence along said Lot 1, run South 83 deg. West 70 feet; thence continue along said Lot 1 South, 117 feet, thence continue along said Lot 1 south 83 deg. West 128 feet and 6 inches to the East line of said Montevallo-Dogwood road, thence along same in a Southeasterly direction 137 feet to the point of beginning, said lot situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 20, Township 22, Range 3 West, in Shelby County, Alabama.

The above described property was previously conveyed to the grantor, Rosalie Walker and her grandmother, Lillie Atchison, as shown by deed dated April 18, 1962 and recorded in Deed Book 220, at page 271, Office of Judge of Probate of Shelby County, Alabama; and the

(CONTINUED ON REVERSE SIDE HEREOF)

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st

day of November 19 88

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosalie Walker and husband, Robert Walker whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

21st

day of

November

A. D. 19 88.

Wallace, Ellis, Head & Fowler

RETURN TO

TO

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR**

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP
Title Insurance
BIRMINGHAM, ALA.

(CONTINUED FROM FRONT SIDE HEREOF)

grantors warrant that said Lillie Atchison died intestate while a resident of Shelby County, Alabama, over 20 years ago; that said Lillie Atchison was an unmarried woman at the time of her death and had had only two children ever born of her, namely, James Atchison and Viola Tolbert; that said James Atchison died intestate over 50 years ago, and that said Viola Tolbert, who was the mother of said Rosalie Walker, is deceased; that Ellis Tolbert, who was the surviving husband of said Viola Tolbert, is also deceased, and that the grantor, Rosalie Walker, is the only child ever born of said Viola Tolbert.

Rosalie Walker

Rabert Walker

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 21 PM 4:09

Thomas A. Swindler, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mfg Tax	_____
3. Recording Fee	\$ 0.00
4. Indexing Fee	1.00
TOTAL	6.50

BOOK 214 PAGE 619