

This instrument was prepared by

(Name) David F. Ovson
728 Shades Creek Parkway
(Address) Birmingham, Al. 35209

286
Send Tax Notice To: John W. Walker
name 2304 Maury Place
Birmingham, Al. 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-eight thousand five hundred and no/100 DOLLARS
(\$148,500.00)

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

John G. Reamer, Jr., an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

John W. Walker and Deborah L. Walker

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 24, according to the survey of Altadena Woods, Fourth Sector, as recorded in Map Book 10, page 62, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$118,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 15 day of August, 1989

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS

Deed Tax \$30.00 INSTRUMENT WAS FILLED (Seal)

Mfg. Tax 89 AUG 17 AM 10:00 (Seal)

Recording Fee 2.50 (Seal)

Indexing Fee 3.00 (Seal)

TOTAL 36.50 JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Reamer, Jr., an unmarried man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August A. D., 1989

David F. Ovson
Notary Public