

This form furnished by:

Cahaba Title, Inc.

692

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Denver D. Walker
(Address) Route 2, Box 330
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND TWENTY AND NO/100 (\$7,020.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GORDON D. NICHOLS and wife, BETTY E. NICHOLS (herein referred to as grantors) do grant, bargain, sell and convey unto

DENVER D. WALKER and wife, GALE L. 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 to-wit:

From the NE corner of the SE 1/4-SE 1/4, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, as beginning point, run along a fence South 86 deg. 04 min. 26 sec. West 450.43 feet; thence run South 02 deg. 51 min. 07 sec. East 136.99 feet; thence run South 70 deg. 30 min. 00 sec. East 1129.4 feet; thence run along a fence North 00 deg. 02 min. 11 sec. West 106.21 feet; thence continue along a fence North 15 deg. 27 min. 16 sec. East 133.72 feet; thence run along a fence North 71 deg. 34 min. 32 sec. West 691.37 feet; thence run along a fence North 01 deg. 04 min. 04 sec. West 91.07 feet, back to the beginning point.

Subject to any easements, rights of way or other documents of record, if any.

(The legal description contained herein was taken from that certain survey prepared by J. S. Pilkington, P.E. and L.S., Ala. Reg. No. 1304, dated August 4, 1989.)

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1. Deed Tax	\$ 7.50
2. Mtg. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	3.00
TOTAL	13.00

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 for 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 GRANTEES, 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 11th day of August 19 89

WITNESS

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

89 AUG 22 PM 1:05 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Gordon D. Nichols (Seal)

Betty E. Nichols (Seal)

Betty E. Nichols (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 Gordon D. Nichols and wife, Betty E. Nichols whose names 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 11th day of August A.D., 19 89