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This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:
(Name) Ann Walker
(Address) 174 Brookgreen Lane
Pelham, Al 35124

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Send Tax Notice to:
(Name) Ann Walker
(Address) 174 Brookgreen Lane
Pelham, Al 35124

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$ 500.00

That in consideration of One Dollars and the assumption of the unpaid balance on
mortgages appearing of record,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

C. P. Walker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ann L. Walker

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

(Attached hereto as Exhibit "A")

BOOK 327 PAGE 688

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st
day of January, 19 90-91

(Seal)

(Seal)

(Seal)

C. P. Walker
C. P. Walker (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that C. P. Walker

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is 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 31st day of January, 19 90-91

Matthew B. Ferguson
Notary Public

A tract of land of uniform width of 200 feet lying east of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 13, 14, 15 and 16 in Block 4 according to Nickerson-Scott Survey recorded in Map Book 3 Page 34, more particularly described as follows: Begin at a point on the east boundayr of a 20 foot alley, at a point where the north boundary of Lot 16 Block 4 according to said Nickerson-Scott Survey, if extended easterly, would intersect the said east boundary of said alley, which said alley is shown in said survey as lying immediately east of Lots 1 to 24, both inclusive, in Block 4 of said subdivision; thence continue in an easterly direction and parallel with the north boundary of NW 1/4 of SW 1/4, Section 36, Township 20 South Range 3 West, for a distance of 200 feet; thence southerly and parallel with the east boundary of said alley 200 feet; thence westerly and parallel with the north boundary of said 1/4-1/4 Section to the east line of said alley and the south line of Lot 13 in said Block 4, if the same were extended east; thence northerly along the east boundary of said alley to the point of beginning.

The West 142 feet of Lots 3 and 4, in Block 2, according to Buck Creek Cotton Mills Subdivision, a map of which is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 Page 9 in said Probate Office.

The East one-half of Lot 13 in Block I of Pelham Estates according to map as recorded in Map Book 3 Page 57 in the Probate Office of Shelby County, Alabama.

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A part of Lot 2, in Block 2, Pelham Estates, as recorded in Map Book 3 Page 57 in the Probate Office, being more particularly described as follows: From the northwest corner of said Lot 2, Block 2, run in an easterly direction along the north line of said lot for a distance of 80 feet to the point of beginning; thence continue along last mentioned course for a distance of 132.54 feet; thence turn an angle to the right of 90 deg. and run in a southerly direction for a distance of 100 feet; thence turn an angle to the right of 85 deg. 48 min. and run in a westerly direction for a distance of 48.78 feet; thence turn an angle to the left of 39 deg. 50 min. and run in a southwesterly direction for a distance of 67.68 feet; thence turn an angle to the right of 29 deg. 30 min. and run in a southwesterly direction for a distance of 80.65 feet, more or less, to a point on the easterly right of way line of Pelham Street; thence turn an angle to the right of 92 deg. 40 min. and run in a northwesterly direction along said right of way line for a distance of 76.38 feet; thence turn an angle to the right of 102 deg. 21 min. and run in an easterly direction for a distance of 80 feet; thence turn an angle to the left of 102 deg. 21 min. and run in a northwesterly direction for 100 feet, more or less to the point of beginning.

The East 1/2 of the SW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Condominium Unit Number 183 of CAMBRIAN WOOD CONDOMINIUM, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12 beginning at page 87 and amended by Misc. Book 13 Page 2; Misc. Book 13 Page 4 and Misc. Book 13 Page 344 in the office of the Judge of Probate of Shelby County, Alabama. Together with an undivided .0133124 & interest appurtenant to said Unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration.

All being situated in Shelby County, Alabama.

1. Deed Tax	—	\$ 50
2. Mfg. Tax	—	
3. Recording Fee	—	\$ 50
4. Indexing Fee	—	\$ 50
5. No Tax Fee	—	
6. Certified Fee	—	

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 FEB -1 AM 8:05