

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Harold Walker  
(Address) 2172 Hwy. 31 South  
Pelham, AL 35124

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$ 19,900 ( Nineteen Thousand Nine Hundred )

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

**H. Walker & Associates, Inc.**

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

**Theresa Tinsley**

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

Lot 14 Royal Pines Phase II as recorded in Map Book 15 Page 19.  
Subject to restriction and covenants and mineral rights of record.

\$15,408.73 of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

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

91 DEC 10 AM 10:34

JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.50</u>
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>2.00</u>
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>11.00</u>

376 PAGE 941

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 10th  
day of September, 19 91

(Seal)

(Seal)

(Seal)

H. Walker & Assoc. Inc. (Seal)

Harold R. Walker, Pres. (Seal)

(Seal)

STATE OF ALABAMA  
Shelby

County }

General Acknowledgment

a Notary Public in and for said County.

I, **Sharon DuPriest**  
in said State, hereby certify that **Harold R. Walker**

whose name(s) \_\_\_\_\_ 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 10 day of September, 19 91

My Commission Expires MAY 28, 1995

My Commission Expires:

Sharon DuPriest  
Notary Public