

This instrument was prepared by:

(Name) Harold R. Walker
(Address) 2172 Hwy 31 So.
Pelham, Al 35124

Send Tax Notice to:

(Name) Frank A. Combs III
(Address) 2612 Royal Ct.
Pelham, Al 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and No/100-----DOLLARS

to the undersigned grantor, H. Walker & Associates, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

Frank A. Combs III and wife Chantal M. Combs (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The parcel of land laying West of Lot 9, according to the survey of Royal Oaks, Fourth Sector, Unit II, as recorded in Map Book 9, page 146, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama. Begin at the S.W. Corner of said Lot 9 and run West along the $\frac{1}{4}$ line a distance of 145 ft. thence turn an angle of 79deg 30 min to the right and run Northeasterly 313 feet to the intersection of Lot 2 Royal Oaks 3rd. Sector 2nd. Addition; Thence turn an angle to the right and run 110 feet more or less to the Western most point of Lot 8 Royal Oaks 4th. Sector Unit II; Thence turn an angle of 134 deg 29 min 59 sec to the right and run South along the West boundry of Lots 8 and 9 Royal Oaks 4th. Sector, Unit 2, to the point of beginning.

Subject to restrictions, easements, set backs, and reservations of record.

Subject to advalorem taxes for the current tax year, 1993.

\$10,000.00 of the purchase price recited above was paid ~~from~~ ^{the} proceeds of a mortgage loan closed simultaneously herewith. **1993-12154**

04/30/1993-12154
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001-419 7.50

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

H. Walker & Associates, Inc.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30th. day of April, 19 93.

ATTEST:

Harold R. Walker
Secretary

By Harold R. Walker
President

STATE OF ALABAMA

SHELBY County }

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Harold R. Walker

whose name as the President of H. Walker & Associates, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th. day of April, 19 93.

David W. Anderson
Notary Public
MY COMMISSION EXPIRES DECEMBER 27, 1995