

R94-1433

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1994-17787

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & HARRIS  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

ARTHUR C. VIRES  
205 12TH PLACE NE  
ALABASTER, ALABAMA 35007

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of NINETY EIGHT THOUSAND and 00/100 (\$98,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JERRY D. WALKER and MARY FRANCES WALKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ARTHUR C. VIRES and PAULA M. VIRES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, AND WEST 1/2 OF LOT 3, BLOCK 4, OF AMENDED MAP OF FIRST ADDITION TO CEDAR GROVE ESTATES RECORDED IN MAP BOOK 4 PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138 page 434; Deed 103 page 54 and Deed 134 page 25 in Probate Office.
3. Right(s)-of-Way(s) granted to AT&T by instrument(s) recorded in Deed 168 page 480 in Probate Office.
4. Easement(s) to Southern Bell Telephone and Telegraph as shown by instrument recorded in Deed 175 page 394 in Probate Office.

\$95,859.00 of the consideration herein was derived from a mortgage 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.

06/03/1994-17787  
08:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 14.50

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

IN WITNESS WHEREOF, the said GRANTORS, **JERRY D. WALKER** and **MARY FRANCES WALKER, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of May, 1994.

  
\_\_\_\_\_  
**JERRY D. WALKER**

  
\_\_\_\_\_  
**MARY FRANCES WALKER**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JERRY D. WALKER** and **MARY FRANCES WALKER, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of May, 1994.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/94

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