

Send Tax Notice To:
DAVID FREDERIC WALLWORK
540 Creekview Drive
Pelham, Alabama 35124



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Seven Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

LINDA C. COOK, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID FREDERIC WALLWORK and wife, NIKI WALLWORK

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 11, Block 3, according to the Map and Survey of Oak Mountain Estates, as recorded in Map Book 5 page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 68,340.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

09/08/94 27678
03:21 PM CERTIFIED
SHELBY COUNTY, ALABAMA
RECEIVED
SHERIFF'S DEPARTMENT
SHERIFF OF SHELBY COUNTY, ALABAMA
9:30 AM
9/8/94

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th

day of August, 1994.

WITNESS:

Linda C. Cook, by her attorney in fact
Michael Terry Comer
(Seal) (Seal)
LINDA C. COOK BY HER ATTORNEY IN FACT,
MICHAEL TERRY COMER (Seal)
(Seal) (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LINDA C. COOK, AN UNMARRIED WOMAN BY HER ATTORNEY IN FACT, MICHAEL TERRY COMER whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August A.D. 1994

8-26-94 *J. M. Wallwork*

Notary Public

Inst # 1994-27678