

This Instrument Was Prepared By:
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Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$31,500.00) to the undersigned in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Roger Edward Ingram, a single man, (hereinafter referred to as GRANTOR), hereby grant, bargain, sell and convey unto George Walker and wife, Mila Walker, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Inst # 1995-14510

Commencing at the SE corner of Section 21, Township 20 South, Range 1 East; thence North 90 deg. 00 min. 00 sec. West a distance of 295.39 feet; thence North 15 deg. 00 min. 30 sec. West a distance of 44.38 feet to the North right of way line of Shelby County Highway No. 40 to the point of beginning; thence continuing Northerly along said line a distance of 289.23 feet; thence North 89 deg. 18 min. 21 sec. West a distance of 208.59 feet; thence South 5 deg. 08 min. 32 sec. East a distance of 280.00 feet to the North right of way line of Shelby County Highway No. 40; thence South 89 deg. 17 min. 59 sec. East along said road right of way line for a distance of 208.39 feet; thence South 89 deg. 27 min. 13 sec. East along said road right of way line for a distance of 50.00 feet to the point of beginning; being situated in SE 1/4 of SE 1/4 of Section 21, Township 20 South, Range 1 East Shelby County, Alabama.

Note: This is not homestead property as to the GRANTOR.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said for, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that a good right to sell and convey the same as aforesaid; that will and heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set hand and seal on this the 25th day of May, 1995.

Roger Edward Ingram
Roger Edward Ingram

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Roger Edward Ingram, a single man, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of MAY, 1995.

G. Wray Morse
G. Wray Morse
Notary Public
Inst # 1995-14510

My Commission Expires: 9/10/96

06/05/1995-14510
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.00