

This instrument was prepared by:

(Name) James R. Kramer(Address) P O Box 1012Alabaster, AL 35007

Send Tax Notice to:

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

(Address) P O Box 588Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten (\$10.00) and other good and valuable consideration **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James L. Denham and James S. Gould as Executors of the Estate of Mary B. Denham (herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Walker and Jerry D. Walker (herein 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 Shelby County, Alabama to-wit:

Inst # 1995-17403

A parcel of land in the North-Half of the S.W. 1/4 of Section 16, Township 21 South, Range 3 West, described as follows:

Begin at the Northwest corner of the N.E. 1/4 of the S.W. 1/4 of said Sec. 16,

Thence run East along the North 1/4-1/4 line 178.48 feet,

Thence turn Right 87 degrees 15 minutes 48 seconds and run South 300.00 feet,

Thence turn Right 92 degrees 44 minutes 12 seconds and run West 250.00 feet,

Thence turn Right 87 degrees 15 minutes 48 seconds and run North 300.00 feet,

Thence turn Right 92 degrees 44 minutes 12 seconds and run East along the North line of the N.W. 1/4 of the S.W. 1/4 a distance of 71.52 feet to the point of beginning. Containing 1.72 acres.

ALSO an easement for ingress, egress and utilities, between the above described property and Shelby County Highway # 17.

TO HAVE AND TO HOLD to the said 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 for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30 day of June, 19 95

WITNESS

James L. Denham (Seal)  
James S. Gould (Seal)

Inst # 1995-17403

07/05/1995-17403

10:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 9.00

**STATE OF ALABAMA****COUNTY****General Acknowledgment**

I, Kay W. Tate, a Notary Public in and for said County, in said State, hereby certify that James L. Denham and James S. Gould whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, A.D., 19 95

My Commission Expires: 12/15/97

Notary Public