

SEND TAX NOTICE TO:

(Name) Grantee

(Address) 745 Dividing Ridge Drive
Birmingham, AL 35244

This instrument was prepared by

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

IM No. AIC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }
COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100----- DOLLARS

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

Robert Bowman Tubbs, a single person

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

G. Glenn Walker and Brenda C. Walker

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

SHELBY County, Alabama to-wit:

Commence at the NW corner of Section 31, Township 19 South, Range 2 West; thence run N 90° 00' 00" E along the North line of said section for a distance of 1196.00'; thence run S 00° 00' 00" E for a distance of 295.00'; thence run S 04° 24' 20" W for a distance of 359.34'; thence run N 84° 51' 19" E for a distance of 206.15' to the point of beginning; thence run N 84° 51' 21" E for a distance of 100.00'; thence run N 00° 42' 51" W for a distance of 269.63' to the Southerly right of way of Parkview Road; thence run N 86° 17' 05" W along said right of way for a distance of 100.00'; thence leaving said right of way run S 00° 42' 51" E for a distance of 285.08' to the point of beginning.

Subject to taxes for 1995.

Subject to easements, restrictions, rights of way and building lines of record.

Inst # 1995-30802

10/26/1995-30802
12:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

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.

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 said GRANTEES, 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 27

day of September, 1995.

WITNESS:

(Seal)

Robert Bowman Tubbs
Robert Bowman Tubbs (Seal)
ROBERT BOWMAN TUBBS

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ GEORGIA

Cobb COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

herby certify that Robert Bowman Tubbs 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, A. D., 1995

Katey Davis
Notary Public, Cobb County
My Commission Expires May 27, 1997

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