

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED & NO/100---- (\$113,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ted L. Walton and wife, Dawn Walton (herein referred to as grantors), do grant, bargain, sell and convey unto Kevin D. Caton and wife, Karen W. Caton (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:

Lot 113, according to the Survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, page 16, 17 & 18, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$108,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

J.W.D. GRANTEES' ADDRESS: 105 Acorn Circle Alabaster, Alabama 35007
DAWN WALTON AND DAWN H. WALTON ARE ONE AND THE SAME PERSON.

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 of 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 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 stated 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, we have hereunto set our hands and seals, this 1st day of February, 1996.

Ted L. Walton

Ted L. Walton (SEAL)
Dawn Walton
By: Ted L. Walton

Dawn Walton, by and through her Attorney-In -Fact, Ted L. Walton (SEAL)
her attorney-in-fact

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Ted L. Walton, 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 of same bears date.
GIVEN UNDER MY HAND THIS 1ST DAY OF FEBRUARY, 1996.

My Commission Expires: COURTNEY H. MASON, JR.
3/5/99 MY COMMISSION EXPIRES Notary Public
3/5/99

State of Alabama))
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ted L. Walton, whose name as Attorney In Fact for Dawn Walton, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day of same bears date.
GIVEN UNDER MY HAND THIS 1ST DAY OF FEBRUARY, 1996.

My Commission Expires: COURTNEY H. MASON, JR.
3/5/99 Notary Public
3/5/99

Inst # 1996-03660

02/02/1996-03660
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
091 MCS 14.20