

SEND TAX NOTICE TO:

(Name) Steven Whitten

(Address) 102 Royal Place
Pelham, Al 35124

This instrument was prepared by

(Name) Harold R. Walker
2172 Hwy 31 So.
(Address) Pelham, Al 35124

\$ 500.00

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Dollars and other considerations.

to the undersigned grantor, H. Walker and Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Steven Whitten

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

Shelby County Alabama, to-wit:

Begin at the NW corner of Lot 5 A Re-survey of Royal Oaks 6th. sector as recorded in Map Book 19 Page 168 Probate office of Shelby County Alabama being located in Shelby County. Thence continue Westerly along North line of 1/4 1/4 section 85 feet more or less to the NW corner of 1/4 1/4 section; thence turn an angle to the left and run Southeasterly along the West line one hundred feet. Thence turn an angle to the left and run 85 feet more or less to the Southwest corner of lot 5 A Re-survey Royal Oaks 6th sector; thence turn an angle to the left and run 100 feet along the West line of said lot 5 A to the point of beginning.

Subject to restrictions, setbacks and easements of record.

Inst. 1996-07067

03/05/1996-07067
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th. day of January 19 96

ATTEST:

Frances J. Walker Secretary

By Harold R. Walker
Harold R. Walker President

STATE OF }
COUNTY OF SHELBY }

I, the undersigned, Harold R. Walker a Notary Public in and for said County in said State, hereby certify that Harold R. Walker whose name as President of H. Walker and Associates, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th. day of January 1996

Frank W. Anderson
Notary Public

NOTARY PUBLIC EXPIRES APR 27 1999

Inst. 1996-07067