

This instrument was prepared by

(Name) Charles B. Walker, III  
3320 Sunny Meadows Court  
(Address) Birmingham, Al. 35242

(Name) James R. Moncus, Jr.  
1318 Alford Ave.  
(Address) Birmingham, Al. 35226

Form 113 Rev 5/92

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

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

two

(\$142,000.00)

That in consideration of One hundred forty-~~four~~ thousand and no/100 ~~100/100/000/000~~ DOLLARS

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

Hardie B. Kimbrough, Jr. and his wife Jill S. Kimbrough

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

Charles B. Walker, III and Pamela S. 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:

Lot 5, according to the Survey of Sunny Meadows 2nd Sector, as recorded in Map Book 9, Page 1 A&B in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$134,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-14639

05/06/1996-14639  
09:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DD1 MCD 16.00

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 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, we have hereunto set our hand(s) and seal(s), this 19

day of April 19 96

WITNESS:

(Seal)

HARDIE B. KIMBROUGH, JR.

(Seal)

(Seal)

JILL S. KIMBROUGH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned

hereby certify that Hardie B. Kimbrough, Jr. and his wife Jill S. Kimbrough

whose name 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 have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

19

day of

April 19 96

Notary Public

Inst # 1996-14639