

This Instrument was prepared by:
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Send Tax Notice To:
Rodney E. Hamilton
P.O. Box 1695
Columbiana, AL 35051

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That Whereas, LOIS C. WALTON, a widow, individually ; and by an order rendered by the Probate Court of Shelby County, Alabama in the matters of the conservatorship of Lewis Franklin Walton an incapacitated person in need of protection , in Case No: 35-001 on the 13th day of June, 1996. The said Probate Court granted to Lois C. Walton, as conservator, power to sell the hereinafter described real estate of Lewis Franklin Walton in fee simple; and

Whereas, the undersigned conservator, Lois C. Walton, was authorized and directed by said court to execute a deed conveying the interest of Lewis Franklin Walton in and to the hereinafter described land;

Now Therefore, in consideration of the premises and of the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) DOLLARS, cash in hand paid by the said grantee, the receipt of which is hereby acknowledged, and in accordance with said order, the undersigned grantors, Lois C. Walton, a widow, individually; Lois C. Walton as conservator acting under the authority and decree of said Court above referred to, and pursuant thereto, do hereby grant, bargain, sell and convey unto **RODNEY E. HAMILTON** all of the right, title, interest and estate of Lewis Franklin Walton, an incapacitated

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 35051

06/18/1996-19822
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 15.50

Inst # 1996-19822

person in need of protection, and Lois C. Walton, individually, in and to the following described tract or parcel of land lying and being in SHELBY County, Alabama, and more particularly described as follows:

A part of Lot 9 and Lot 10, according to B.J. Owen's Addition to the Town of Columbiana, Alabama, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 7 according to said Map and run thence in a Southerly direction along the Eastern boundary of Lots 7, 8, and 9, a distance of 172 feet to point of beginning; thence turn to the right and run in a Westerly direction parallel with the Northern boundary of said Lot 9, a distance of 140 feet to a point on the Western boundary of said Lot 9; thence turn to the left and run in a Southerly direction along the Western boundary of said Lot 9 and Lot 10 a distance of 68 feet to the SW corner of said Lot 10; thence turn to the left and run in an Easterly direction along the Southern boundary of Lot 10 a distance of 140 feet to the SE corner of said Lot 10; thence turn to the left and run in a Northerly direction along the Eastern boundary of said Lot 10 and Lot 9 a distance of 68 feet to the point of beginning. ALSO, Lot 11 and Lot 2, according to plat of Owen's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$7,500.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said tract or parcel of land unto the said grantee, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set our hand and seals this 17th day of June, 1996.

Lois C. Walton
Lois C. Walton

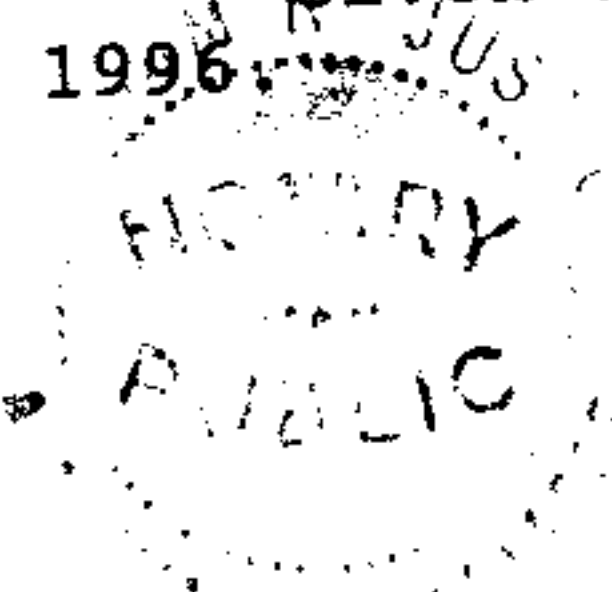
Lois C. Walton
Lois C. Walton
As Conservator of Lewis
Franklin Walton, an
incapacitated person in need
of protection

Inst # 1996-19822

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lois C. Walton, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1996.

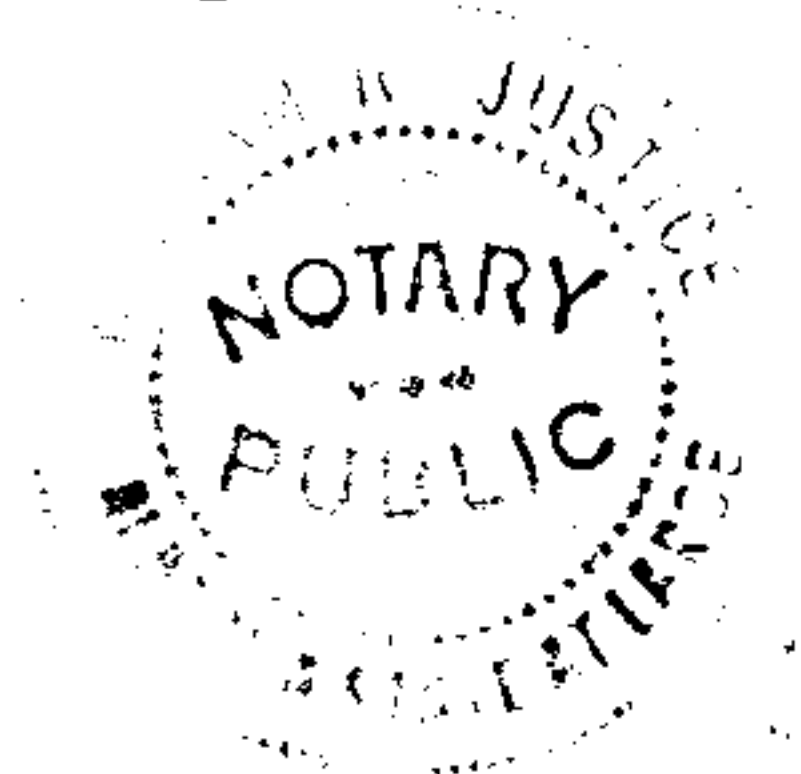


William R. Jester
Notary Public
My Commission Expires: 9/12/99

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Lois C. Walton, whose name is signed as conservator of Lewis Franklin Walton, an incapacitated person in need of protection, 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, she, in her capacity as such conservator, executed the same voluntarily and under authority and decree of the Probate Court of Shelby County, Alabama, in the case of the Estate of Lewis Franklin Walton on the day the same bears date.

Given under my hand and official seal of office this the 17th day of June, 1996.



William R. Jester
Notary Public
My Commission Expires: 9/12/99

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