

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Weldon L. Walker
204 Ferry Road
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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,

That in consideration of Ninety-Three Thousand and no/100-----DOLLARS

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

Bobbye Pruet, a single woman

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

Weldon L. Walker and wife, Varena J. 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:

Lots 1 and 2, Block 3, as shown by the map of W.Y. Johnson's Addition to Columbiana, Alabama, dated March 20, 1946, and recorded in Map Book 3, Page 59, of the Office of Judge of Probate of Shelby County, Alabama. Situated in the NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West and run thence North 86 degrees 10 minutes East 115 feet to an iron pin; thence South 21 degrees 00 minutes East a distance of 239.20 feet to a point; thence South 17 degrees 15 minutes West 480 feet to an iron pin; thence South 73 degrees 15 minutes 299.66 feet to an iron pin; thence South 73 degrees 15 minutes West 40.90 feet to an iron pin and the point of beginning of the lot herein conveyed; run thence South 73 degrees 15 minutes West 150 feet to an iron pin; thence North 28 degrees 45 minutes West 164.30 feet to an iron pin; thence North 49 degrees 15 minutes East 150 feet to an iron pin; thence South 28 degrees 45 minutes East 228.06 feet to the point of beginning as shown by survey of James L. Ray, Jr. on the 2nd day of June, 1956, and the map of survey which is recorded in Map Book 3, Page 151 of the Office of the Judge of Probate, Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way and permits of record.

Bobbye Pruet is the sole surviving heir of Mary F. Barrett, who died on or about the ___ day of May, 1987, and of Robert F. Barrett, who died on or about the ___ day of Oct, 1994. There has been no probate of the estates of either Mary F. Barrett or Robert F. Barrett, and there are no inheritance taxes due against either estate.

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.

OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16th

day of August, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Bobbye Pruet
Bobbye Pruet

08/19/1996-26926
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT MCD 9.50

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobbye Pruet 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 16th day of August, A. D., 19 96

Mike T. Atchison
Notary Public

Inst # 1996-26926