

Send Tax Notice To:

DAVID E. WALKER  
2554 North Chandalar Lane  
Pelham, AL 35124

STATE OF ALABAMA     )  
                              :  
COUNTY OF SHELBY    )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) and the assumption of the hereinbelow described mortgage to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, William D. Murray, a single man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto David E. Walker and Marie 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to the following:

- Inst. # 1997-06976
- 3
- Taxes due for 1997 and subsequent years.
  - Transmission line permits to Alabama Power Company as recorded in Deed Book 141, Page 325; Deed Book 165, Page 539; Deed Book 179, Page 86; and Deed Book 232, Page 370 in the Probate Office of Shelby County.
  - Title to minerals underlying caption lands with mining rights and privileges belonging thereto as excepted in Real Book 252, Page 955 in the Probate Office of Shelby County.

GRANTEES hereby assume and agree to pay that certain mortgage executed by William D. Murray and Tamara Jean Murray to Central State Bank dated August 2, 1996, and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 1996-25818, which presently has a balance of \$225,953.04.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this

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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 43.50

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, the GRANTOR, do for myself, and for my heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators 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, I have hereunto set my hand and seal, this the \_\_\_\_ day of March, 1997.

William D. Murray (SEAL)  
WILLIAM D. MURRAY

#### GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA     )  
                                     :  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William D. Murray, a single man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5<sup>th</sup> day of March, 1997.

Frank H. Tomlinson  
Notary Public

My commission expires: 9-8-97

THIS INSTRUMENT PREPARED BY  
F. HILTON-GREEN TOMLINSON  
PRITCHARD, McCALL & JONES  
800 FINANCIAL CENTER  
BIRMINGHAM, ALABAMA 35203

A tract or parcel of land located in the SW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:  
Begin at a set 5/8 inch rebar marking the Southerly most corner of Lot 24, same being on the Westerly right of way line of Canterbury Road (60-foot right of way) of Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records; thence run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet to a set 5/8 inch rebar; thence run North 48 degrees 14 minutes 33 seconds West a distance of 417.50 feet to a set 5/8 inch rebar; thence run North 43 degrees 16 minutes 41 seconds East a distance of 417.50 feet to a set 5/8 inch rebar, marking the southerly line of Lot 19 of said Canterbury Estates; thence run South 48 degrees 14 minutes 33 seconds East along the Southerly line of Lots 19, 20, 21, 22 and 24, of said Canterbury Estates a distance of 417.50 feet to the point of beginning.

ALSO, an easement for ingress and egress being 60 feet in width and being adjacent to the Southeasterly most line of the above described tract and being more particularly described as follows:

Begin at the Southerly most corner of the above said Lot 24, same being the Westerly right of way line of said Canterbury Road, of said Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map records and run South 43 degrees 16 minutes 41 seconds West a distance of 417.50 feet; thence run South 48 degrees 14 minutes 33 seconds East a distance of 60.02 feet; thence run North 43 degrees 16 minutes 41 seconds East a distance of 417.50 feet to a point marking the Easterly right of way line of said Canterbury Road; thence run North 48 degrees 14 minutes 33 seconds West along the Southwesterly right of way line of said Canterbury Road, a distance of 60.02 feet to the point of beginning.

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