

SEND TAX NOTICE TO:

(Name) Billy Fred McDuffee  
106 Royal Chase Drive  
(Address) Pelham, Al 35124

This instrument was prepared by

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

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 Forty-One Thousand & No/100 Dollars (\$41,000).

to the undersigned grantor, H. Walker & 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

Billy Fred McDuffee and Beverly B. McDuffee.

(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 19, according to the Survey of Royal Oaks, Sixth Sector, as recorded  
in Map Book 18 page 117 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Inst # 1997-07083

03/07/1997-07083  
08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 49.50

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 Secretary & Tres.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th. day of February 1997

ATTEST:

By Frances J. Walker  
Frances J. Walker-Sec. & Tres.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that Frances J. Walker  
whose name as Sec. & Tres. of H. Walker & 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 27th. day of February 1997.

Dorinda H. Acton  
My commission Expires 09/09/00 Notary Public

1997-07083