

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

J.E. Mudd, Esquire
P.O. Box 601
Pelham, Alabama 35124

A.L. Walker
1898 Chandalar Court
Pelham, Al 35124

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Sixty-six Thousand and Five Hundred Dollars (\$66,500.00) to the undersigned grantor or grantors, Donald Watters, (herein referred to as GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto A.L. Walker, a single woman, and Charles P. Walker, Jr. and wife Carla J. Walker as joint tenants, and not as tenants in common, together with the right of survivorship (herein referred to as GRANTEES), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit "A". Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7 page 166 in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section, thence in a Northerly direction along the East line of said 1/4-1/4 Section, a distance of 980.76 feet; thence 90 deg. left in a Westerly direction a distance of 194.64 feet; thence 90 deg. left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said building 9, thence 85 deg. 51 min. right in a Southwesterly direction along the outer face of said wood fence extending across the front of units "D", "C", and "B" a distance of 67.17 feet to the point of beginning and the centerline of a wood fence common to unit "A" and "B"; thence 90 deg. right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building, all common to Units "A" and "B", a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 deg left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 deg. left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said Unit "A"; thence 90 deg. right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 deg. left in a Southeasterly direction along the outer face of a wood fence; said Unit "A" and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 deg. left in a Northeasterly direction along the outer face of said wood fence extending across the front of said Unit "A" a distance of 25.97 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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SHELBY COUNTY JUDGE OF PROBATE
J.E. MDD
25.50

\$ 53,200.00 of the above purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

AND said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, that is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 GRANTEE, against the lawful claims of all persons.

IN WITNESS WHEREOF, Donald Watters, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of May, 1997.

Donald Watters
Donald Watters

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Watters 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, he executed the same voluntarily.

Given under my hand and official seal, this the 20 day of May, 1997.

Joel Kane
Notary Public

My Commission Expires: 10-14-00

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