



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) J. Steven Mobley, Esquire
2126 Morris Avenue
(Address) Birmingham, Alabama 35203

1997-17526

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-One Thousand Eight Hundred Forty and No/100 Dollars (\$81,840.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
MAXINE BREWSTER, a widow **

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
KENNETH W. WALKER, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE DESCRIPTION OF THE LANDS HEREIN CONVEYED.

Property is subject to any and all agreements, restrictions, easements, limitations
and/or rights-of-ways of record in the Probate Office of Shelby County, Alabama.

Subject property is not homestead property as defined in the Code of Alabama,
Section 6-10-3.

** Maxine Brewster is the surviving grantee of deed recorded in Deed Book 207, Page 272,
in the Probate Office of Shelby County, Alabama; the other grantee, J.P. Brewster,
having died on or about July 6, 1973.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 war-
rant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th
day of May, 1997

(SEAL) Maxine Brewster (SEAL)
MAXINE BREWSTER

(SEAL) 1997-17526 (SEAL)

(SEAL) 06/04/1997-17526
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 94.00 (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Marilyn V. Scofield
in said State, hereby certify that Maxine Brewster

a Notary Public in and for said County.

whose name(s) 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 30th day of May, A.D. 1997

Marilyn V. Scofield
Notary Public

EXHIBIT "A"

The South-Half of the South-Half of the Northwest Quarter of the Southwest Quarter (S.1/2-S.1/2-N.W.1/4-S.W.1/4) and the North-Half of the Southwest Quarter of the Southwest Quarter (N.1/2-S.W.1/4-S.W.1/4) of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama; lying East of Shelby County Highway #12, containing 13.0 acres: LESS AND EXCEPT the North 3.71 acres thereof, described as follows: Begin at the Northeast corner of the South-Half of the South-Half of the Northwest Quarter of the Southwest Quarter (S.1/2-S.1/2-N.W.1/4-S.W.1/4); thence run South along the East 1/4-1/4 line 200.78 feet; thence turn right 91 deg. 47 min. 10 sec. and run West 726.35 feet to a point on the East right-of-way of Shelby County Highway #12; thence turn right 50 deg. 59 min. 04 sec. and run Northwest 202.55 feet along said right-of-way to the point of a clockwise curve having a Delta angle of 02 deg. 52 min. 41 sec. and a radius of 1088.00 feet; thence run along the arc of said curve 54.65 feet to a point on the North line of the South-Half of the South-Half of the Northwest Quarter of the Southwest Quarter (S.1/2-S.1/2-N.W.1/4-S.W.1/4); thence turn right 126 deg. 08 min. 16 sec. from Tangent and run East along said North line 880.93 feet to the point of beginning. Net 9.29 acres.

Inst # 1997-17526

06/04/1997-17526
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 94.00