

**Important: Read Instructions on Back Before Filling out Form.**

Inst # 1997-28247  
09/04/1997-28247  
08:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 22.15

This instrument was prepared by  
(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS and the Name of MONIKA S. BARON  
1821 Lorna Road, Suite 110 equal 618 Tahiti Terrace  
(Address) Birmingham, Alabama 35244 Alabaster, AL 35007  
Address

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY-NINE THOUSAND AND NO/100 (\$89,000.00) DOLLARS

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

**JAMES J. WALKER and wife, ALICE S. WALKER**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**MONIKA S. BARON**

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

Lot 26, Block 5, according to the Survey of Southwind, Fourth Sector,  
as recorded in Map Book 7, Page 97, in the Office of the Judge of  
Probate of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

**SUBJECT TO:** (1) Taxes for the year 1991 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Mineral and mining  
rights, if any.

\$ 89,000.00 of the purchase price of the property being conveyed  
herein has been paid by the proceeds of a first mortgage loan  
executed and recorded simultaneously herewith.

09/20/1992-28000  
08:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
J. M. M. M.

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

And I (we) do hereby warrant (warranties) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE,  
their heirs and assigns, that I (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 GRANTEE, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th  
day of September, 1992.

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, do hereby certify that JAMES J. WALKER and ALICE S. WALKER  
whose names are subscribed to the foregoing instrument, and who are known to me, acknowledged before me  
on this day, the 14th day of September, 1992, that they executed the same for the purposes  
and in consideration therein expressed.