

This Instrument Was Prepared By:
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Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst # 1997-29482

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FORTY SEVEN THOUSAND NINE HUNDRED DOLLARS AND 00 CENTS (US\$47,900.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, George E. Walker, an unmarried man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Eunita H. Robertson, a married woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Commence at the SE corner of Section 21, Township 20 South, Range 1 East; thence North 90 deg. 00 min. 00 sec. West a distance of 295.39 feet; thence North 15 deg. 00 min. 30 sec. West a distance of 44.38 feet to the North right of way line of Shelby County Highway No. 40 to the point of beginning; thence continuing Northerly along said line a distance of 289.23 feet; thence North 89 deg. 18 min. 21 sec. West a distance of 208.59 feet; thence South 5 deg. 08 min. 32 sec. East a distance of 280.00 feet to the North right of way line of Shelby County Highway No. 40; thence South 89 deg. 17 min. 59 sec. East along said road right of way line for a distance of 208.39 feet; thence South 89 deg. 27 min. 13 sec. East along said road right of way line for a distance of 50.0 feet to the point of beginning; being situated in SE 1/4 of SE 1/4 of Section 21, Township 20 South, Range 1 East Shelby County, Alabama.

Note: \$ 42,900.00 of the above purchase price is in the form of a Mortgage in favor of George E. Walker executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR does for himself, his heirs and assigns, covenants with the said GRANTEE, her heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 28TH day of AUGUST, 1997.


George E. Walker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that George E. Walker, an unmarried 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of AUGUST, 1997.


Notary Public

My Commission Expires: 9/10/00

Inst # 1997-29482

09/15/1997-29482
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 12.30