

This instrument was prepared by

Send Tax Notice To: Robert Michl

(Name) LANGE, SIMPSON ET AL

name

1214 Autumn Woods Drive

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$113,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth D. Walker and wife, Shawn M. Walker

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert Michl and wife, Abby L. Michl

(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 25, according to the Survey of Brandywine, First Sector, as recorded in Map Book
7, page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$98,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-32020

10/03/1997-32020
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th
day of September, 19 97.

(Seal)

Kenneth D. Walker
Kenneth D. Walker

(Seal)

(Seal)

Shawn M. Walker
Shawn M. Walker

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Kenneth D. Walker and wife, Shawn M. Walker
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of September A.D., 1997

BY PUBLIC STATE OF ALABAMA AT LARGE.
COMMISSION EXPIRES: Aug. 27, 2000.
THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson
David F. Ovson

Notary Public
Notary Public