

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kenya S. Walker  
P. O. Box 842  
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Forty Five Thousand and no/100 -----dollars

That in consideration of

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

David P. Downs, a single man

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

Kenya S. Walker

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

**PARCEL I:**

Lots 9 and 10 in Block 267 according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama; situated in Shelby County, Alabama.  
LESS AND EXCEPT the West 72 feet of above said lots.

**PARCEL II:**

The West 72 feet of Lot 9 and Lot 10 of Block 267, according to J. H. Dunstan's Map and survey of the Town of Calera, Alabama; situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record

All of the above purchase price was paid from a mortgage recorded simultaneously herewith.

03/13/1998-08897  
02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
D.D. HCD 9.50

TO HAVE AND TO HOLD to the said grantees, 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 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, I have hereunto set my hands(s) and seal(s), this 29 day of January, 1998

(Seal)

(Seal)

(Seal)

David P. Downs

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

**General Acknowledgment**

I, the undersigned authority

hereby certify that David P. Downs

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 29th day of January, 1998

My Commission Expires August 29, 2000 Notary Public.