

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

James N. Carroll
635 Bennett Drive
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Three Thousand Four Hundred and no/100 dollars (\$103,400.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

RICKY K. WALTON AND WIFE, MARY T. WALTON

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

JAMES N. CARROLL AND WIFE, BETTY L. CARROLL

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Berryhill, 1st Sector, as recorded in Map Book 14, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 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 (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of November, 1998.


RICKY K. WALTON


MARY T. WALTON

Inst. # 1998-45207

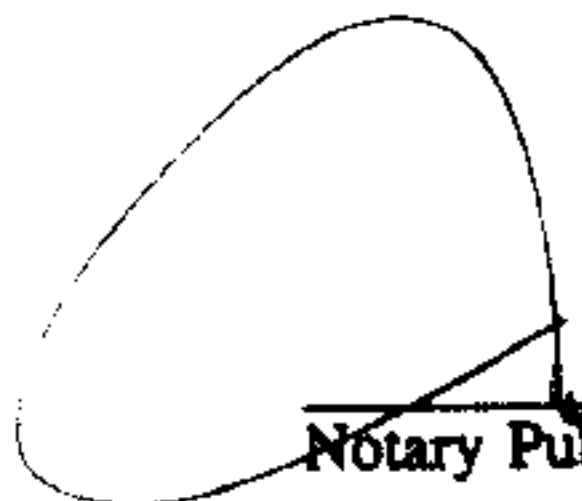
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01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 114.50

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Ricky K. Walton and wife, Mary T. Walton**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of November, 1998.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

Inst. # 1998-45207

11/13/1998-45207
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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