

IN THE CIRCUIT COURT FOR SHELBY COUNTY, ALABAMA

PAUL H. WALKER and
DIANE WALKER,

vs.

BETTY WALKER,

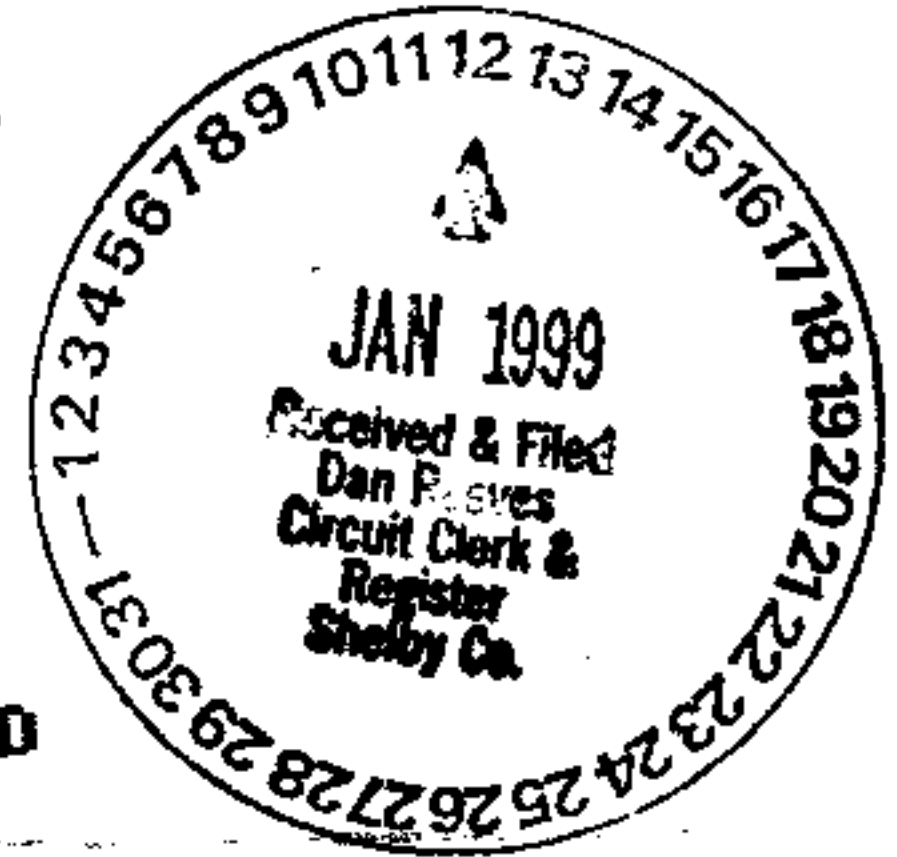
Defendant.

CASE NO.: CV98-571

Inst # 1999-03460

01/26/1999-03460
10:40 AM CERTIFIED

ORDER SHELBY COUNTY JUDGE OF PROBATE
004 CRH 17.00



This matter came on for trial on a Complaint to Quiet Title. The parties stipulated to the evidence in this matter including the deeds which were filed with pleadings and a copy of a hand drawn map provided by Mike Atchison setting out the various parcels represented by the deeds.

Based upon the stipulation of the parties, the Court hereby **FINDS** and **ORDERS** as follows:

1. Title to the land made the subject of this lawsuit, which is more particularly described in Exhibit #A which is attached hereto and incorporated herein by reference, is vested in Paul H. Walker and wife, Diane M. Walker.
2. Plaintiff's claim for damages is reserved at this time.
3. Defendant is directed to vacate the subject property within thirty(30) days of the date of this Order. Upon Defendant's failure to vacate, the Court will set this matter down for further hearing. In the event Defendant does vacate the premises within thirty(30) days by removing her mobile home and all other items of property from the subject real estate, the Court will at that time dismiss Plaintiff's claim for damages.

4. Court cost are hereby taxed as paid.

DONE and **ORDERED** this 11th day of January, 1999.

CERTIFIED A TRUE AND CORRECT COPY

DATE: January 21, 1999

Mary Harris

Mary Harris, Circuit Clerk
Shelby County, Alabama

J. Michael Joiner
Circuit Judge

SEND TAX NOTICE TO:
✓ Paul H. Walker
1451 Ridge Road
Homewood, AL 35209

This instrument was prepared by:
Carl Wade Robinson
Attorney at Law
3825 Lorna Road, Suite 202
Birmingham, AL 35244
(205) 403-0000

#22000 Value

WARRANTY DEED, (With Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

DOROTHY L. WALKER, a widow,

(herein referred to as grantors) do grant, bargain, sell and convey unto

PAUL H. WALKER and wife, DIANE M. WALKER,

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 21 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows: From the SW corner of the NW 1/4 of NE 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, run along the West 1/4-1/4 line North 00 degrees 08 minutes 57 seconds for 256.63 feet to the beginning point of subject lot; from said point, continue said course along said line 642.16 feet; thence run North 75 degrees 32 minutes 02 seconds for 283.78 feet; thence run North 18 degrees 37 minutes 11 seconds East for 396.23 feet; thence run North 88 degrees 18 minutes 35 seconds East for 936.24 feet; thence run South 01 degrees 45 minutes 14 seconds West for 608.18 feet; thence run South 24 degrees 22 minutes 03 seconds West for 521.46 feet; thence run North 65 degrees 35 minutes 23 seconds West for 249.26 feet; thence run south 81 degrees 10 minutes 39 seconds West for

Inst. # 1993-41231
12/23/1993-41231
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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WIT A

888.57 feet, back to the point of beginning. Also, an easement for ingress and egress from the public road to subject lot, described as follows: A strip of land 30 feet of even width South of and adjacent to the following described line; from the Southeast corner of subject lot, run North 65 degrees 35 minutes 23 seconds West for 249.6 feet (it is the intention for this easement to be the existing asphalt drive leading from the public road to the residence of Wayne Horton).

All being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion of caption lands described in deed to Walter Woods et al, as recorded in Real Record 240, Page 571, in Probate Office.

Subject to easements and restrictions of record.

The preparer of this instrument makes no representation or guarantee as to the quality of title conveyed herein.

TO HAVE AND TO HOLD to the said grantee's, 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 live of the grantee's 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 (ours) 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 22 day of December, 1993.

WITNESS

Kelvin Weston Pickens

Dorothy L Walker
DOROTHY L WALKER

Terrell W. Wilson

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DOROTHY L. WALKER, 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 they have executed the same voluntarily of the day the same bears date.

Given under my hand and official seal this 22ND day of December, 1993.

Teresa D Jones
Notary Public

My Comm. Expires 12/31/95
Notary Public, State of Alabama

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