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This instrument was prepared by:

Name) Pelham Law Office  
Address) 3150 Highway 52 West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Michael E. Walker  
(Address) 2699 Scurlock Road  
Helena, AL

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand Six Hundred Dollars (\$95,600.00) and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, William David Kent, a single person and Jacquelyn Elaine Kent, a single person, (herein referred to as grantors), do grant, bargain, sell and convey unto Michael F. Walker and wife, Julie F. Walker (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

See attached Exhibit A.

\$81,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Inst # 1999-32648

08/04/1999-32648  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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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 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 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 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 28th day of July, 19 99.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

William David Kent (Seal)  
William David Kent

Jacquelyn Elaine Kent (Seal)  
Jacquelyn Elaine Kent

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that William David Kent and Jacquelyn Elaine Kent, whose name 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 28th day of July

2/25/2001

My Commission Expires:

A.D., 1999  
Notary Public

A portion of land situated in the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 3 West and being more particularly described by deed as follows:  
Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, this being the point of beginning of the property described herein; thence run South along the East boundary of said 1/4 1/4 Section a distance of 416 feet; thence turn right 92 deg. 10 min. and run West a distance of 416 feet; thence turn right 87 deg. 50 min. and run North a distance of 416 feet to a point on the North boundary line of said 1/4 1/4 Section; thence turn right 92 deg. 10 min. and run East along said North boundary line a distance of 416 feet to the point of beginning; being situated in Shelby County, Alabama.

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