

This instrument was prepared by

Send Tax Notice To: Michele L. Walker

(Name) Jones & Waldrop &

name 300 East College St.
Columbiana, Al. 35051

1025 Montgomery Highway

address

Shelby County, AL 36286

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five thousand and no/100 (\$95,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Christopher D. Jahraus and his wife Jennifer D. Jahraus

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

Michele L. Walker and Wesley 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 for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$94,223.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2000-18192

06/02/2000-18192
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JRE SJA 12.00

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 grantors 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

31

day of May 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Christopher D. Jahraus (Seal)
CHRISTOPHER D. JAHRAUS
Jennifer D. Jahraus (Seal)
JENNIFER D. JAHRAUS (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher D. Jahraus and his wife Jennifer D. Jahraus

whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of May

My commission expires: 9/13/00

2000
Susan A. Cliffe
Notary Public

EXHIBIT A

Commence where the West curbline of Thompson Street intersects the North sidewalk line of East College Street; thence South 61 degrees 30 minutes West 270 feet to point of beginning of the lot herein described; then South 61 degrees 30 minutes West 108 feet; thence North 12 degrees 30 minutes West 208 feet; thence North 72 degrees 30 minutes East 105 feet; thence South 12 degrees 30 minutes East 190 feet to the point of beginning; situated in Shelby County, Alabama.

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