

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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205/665-5102

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20021216000628580 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
12/16/2002 14:43:00 FILED/CERTIFIED

Send Tax Notice to: Rhonda Mattox

(Name) c/o James W. & Billie Walker

(Address) 230 Doster Drive

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James W. Walker and wife, Billie Walker**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rhonda Mattox**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL 1: Commencing at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East and run thence Easterly along the North boundary of said quarter-quarter section 220 feet, more or less, to the East margin of a driveway extending Northerly from the Montevallo-Calera paved highway, for a point of beginning of the lot herein described and conveyed; from said beginning point, continue Easterly along the North boundary of said quarter-quarter section 200 feet; thence Southerly and parallel with the East margin of said driveway 105 feet; thence Westerly and parallel with the North boundary of said quarter-quarter section 200 feet, more or less, to the East margin of said driveway; thence Northerly along the East margin of said driveway, 105 feet to the point of beginning.

PARCEL 2: Commence at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East, and run thence Easterly along the North boundary of said ¼ ¼ section 420 feet to point of beginning of the lot herein described and conveyed, which said point is the NE corner of land heretofore conveyed grantor by Burl Morgan and wife, Emmie Morgan; continue thence Easterly along the North boundary of said ¼ ¼ section 210 feet; thence Southerly and parallel with the West boundary of said ¼ ¼ section 105 feet; thence Westerly and parallel with the North boundary of said ¼ ¼ section 210 feet to the SE corner of said lot formerly conveyed to grantor; thence Northerly and parallel with the West boundary of said ¼ ¼ section 105 feet to point of beginning.

PARCEL 3: Commence at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East, and run thence Easterly along the North boundary of said ¼ ¼ section 630 feet to the NE corner of a lot heretofore conveyed to grantor; thence south and parallel with the west boundary of said forty acres run 105 feet to the southeast corner of said lot conveyed to grantor and to the point of beginning; thence continue in the same direction 105 feet; thence west and parallel with the north line of said forty acres 210 feet; thence north and parallel with the west line of said forty acres 105 feet to the SW corner of lot conveyed to the grantor herein; thence east and parallel with the North line of said forty acres 210 feet to the point of beginning.

SOURCE OF TITLE: That certain deed dated April 9, 1975 and recorded at Book 318, Page 935, in the Office of the Probate Judge, Shelby County, Alabama.

GRANTORS, JAMES W. WALKER AND BILLIE WALKER, DO HEREBY RESERVE A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE, FOR AND DURING THE TERM OF THEIR OWN LIVES.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 grantee, his, her or 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 grantee, his, her or 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 12th day of December, 2002.

James W. Walker
JAMES W. WALKER

Billie Walker
BILLIE WALKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James W. Walker and Billie Walker**, 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 12th day of December, 2002.

L. Michelle K. Stamp
Notary Public
My commission expires: 5/17/03