

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH



20021216000628590 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
12/16/2002 14:43:00 FILED/CERTIFIED

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

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:

One lot or parcel of land situated in the south half of lot Number 22 according to the original plan of the town of Montevallo, Alabama, and fronting 28 feet on Main Street and extending back, parallel with Middle Street a distance of 90 feet, and more particularly described as follows: Commence at the southwest corner of said lot #22 at the intersection of Middle Street and run thence in a northeasterly direction along Main or Broad Street 46 feet 11 1/2 inches to the point of beginning, thence continuing along Main Street 28 feet, thence in a northwesterly direction parallel with Middle Street 90 feet, thence in a southwesterly direction parallel with Main Street or Broad Street 28 feet, thence in a Southeasterly direction, parallel with Middle Street 90 feet to the point of beginning.

EXCEPT Subject to all the provisions contained in deed from grantor herein to Z. S. Cowart of date June 13, 1936, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 100, at page 73. Subject to a three foot walkway on the right (East) side of the building.

SOURCE OF TITLE: That certain deed dated September 4, 1974 and recorded at Book 288, Page 566, 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. Michele K. Stamps

Notary Public

My commission expires: 5/17/03