

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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20021216000628600 Pg 1/1 21.00
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:

Lot Number Three in Block Number Two in Subdivision Southmont in the Town of Montevallo, Alabama, being a part of the SW ¼ of the NE ¼ Section 3, Township 24, Range 12 East, being the same property heretofore conveyed to the grantor, James W. Walker by deed recorded in Deed Book 228 at page 624, Office of Judge of Probate of Shelby County, Alabama.

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

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.

Notary Public

My commission expires: 5/17/03