


John R. Holliman  
2491 Pelham Parkway  
Pelham, Alabama 35124

  
20030731000496000 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
07/31/2003 16:03:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

Sales price:\$385,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Rebecca B. Harris, married, not homestead, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Henry E. Walker, Jr. and Shannon S. Walker, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached legal description Exhibit A

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:  
Henry E. Walker, Jr.  
1109 Townhouse Road  
Helena, Al 35080

\$200,800.00, \$160,600.00 and \$168,000.00 was paid from mortgages recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns 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, I has hereunto set my hand and seal on this the 28th day of July, 2003.

Rebecca B. Harris  
Rebecca B. Harris

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rebecca B. Harris, married, not homestead, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2003.

[Signature]  
Notary Public

My Commission Expires:

082906

**EXHIBIT A**

A parcel of land situated in the SW ¼ of the SW ¼ of Section 23, and the NW ¼ of NW ¼ of Section 26, all in Township 20 South, Range 3 West, City of Helena, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 00° 00' 00" W, a distance of 88.93' (deed) along the Easterly R.O.W. of Shelby County Highway No. 95 to a point, said point being the beginning of a non tangent curve to the right, having a radius of 2,840.65', a central angle of 00° 12' 40", and subtended by a chord which bears S 02° 07' 56" E, and a chord distance of 10.47'; thence along the arc of said curve and said Highway #95, a distance of 10.47' to a point on the Northerly Right-Of-Way line of Townhouse Road (50' R. O. W.) as shown on a Plat of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being a reverse curve to the left, having a radius of 25.00 feet, a central angle of 89° 00' 53", and subtended by a chord which bears S 46° 32' 02" E, and a chord distance of 35.05'; thence along the arc of said curve and said Townhouse Road R. O. W., a distance of 38.84'; thence N 88° 57' 31" E and along said Townhouse Road R. O. W., a distance of 33.64' (Deed); thence S 01° 02' 29 E and crossing over to the Southerly R. O. W. line of above said Townhouse Road, a distance of 50.00' (Deed) to a point, said point being the beginning of a non tangent curve to the left, having a radius of 211.66', a central angle of 36° 03' 25", and subtended by a chord which bears N 70° 25' 59 E, and a chord distance of 131.01'; thence along the arc of said curve and said R. O. W., a distance of 133.20 (Deed) to the POINT OF BEGINNING; thence continue along last described course of said curve, through a central angle of 20° 18' 06", and subtended by a chord which bears N 42° 15' 13" E, and a chord distance of 74.61'; thence along the arc of said curve and said R. O. W., a distance of 75.00' (Deed); thence N 32° 19' 56" E and along said R. O. W., a distance of 64.74' (Meas) 64.77' (Deed) to a point, said point being the beginning of a curve to the right, having a radius of 101.28', a central angle of 47° 25' 47", and subtended by a chord which bears N 56° 02' 49" E, and a chord distance of 81.47'; thence along the arc of said curve and said R. O. W., a distance of 83.84' (Deed); thence S 24 ° 00' 00" E and leaving said R. O. W., a distance of 284.35 (Meas) 284.29 (Deed) to a point on the Northwesterly R. O. W. line of a 80' Colonial Pipeline Easement; thence S 65° 03' 25" W and along said 80' easement, a distance of 296.75' (Deed) to the POINT OF BEGINNING.