

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
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FAX 988-5905

This instrument was prepared by:

(Name) Dixie W. Duncan

(Address) 2172 Hwy. 31 So.  
Pelham, AL 35124

Send Tax Notice to:

(Name) Dixie W. Duncan

(Address) 2172 Hwy 31 So.  
Pelham, AL 35124

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE Dollar and no/100s\*\*\*\*\*

(\$1.00) DOLLARS

to the undersigned grantor H. Walker & Associates, Inc.


a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Dixie W. Duncan

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land as situated in the Southeast Quarter of the Northwest Quarter of Section 2, Township 20 South Range 3 West City of Pelham, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 7-A of ~~Green~~ Valley Realty's Resurvey of Lots 5, 6, and 7, of Royal Oaks, Sixth Sector, as recorded in Plat Book 19, Page 155, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southerly along the West line of said Lot 7-A for a distance of 221.03 feet; thence turn an interior angle to the left of 81 degrees 11 minutes 56 seconds and run Westerly for a distance of 75.10 feet to a point on the West boundary of the said Southeast Quarter of the Northwest Quarter; thence turn an interior angle to the left of 100 degrees 55 minutes 45 seconds and run Northerly along said Quarter-Quarter line for a distance of 209.77 feet; thence turn an interior angle to the left of 87 degrees 48 minutes 36 seconds and run Easterly for a distance of 82.01 feet to the point of beginning.


  
20031010000683600 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
10/10/2003 13:13:00 FILED/CERTIFIED

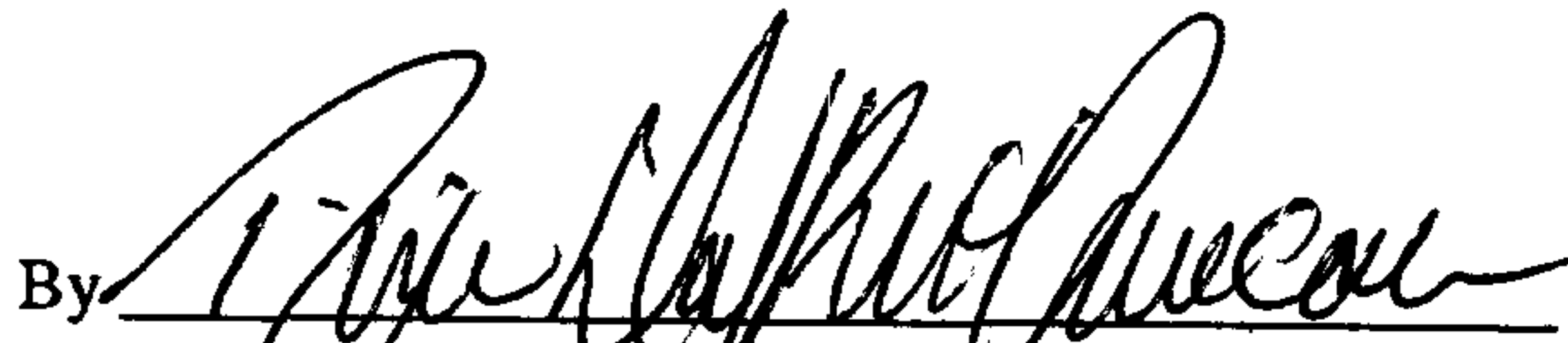
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this Ninth day of October, 2003 ~~19~~.

ATTEST:

  
Secretary

By   
President

STATE OF ALABAMA

SHELBY

County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dixie Walker-Duncan, whose name as Vice President of H. Walker & Associates, Inc., a corporation, 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, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this ninth day of October, 2003 A.D., ~~19~~ 3/5/04

My Commission Expires:

COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2007

Notary Public