

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, Al 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA *Tax Applied From 1st ann 2nd mtg's in the Amounts of*
COUNTY OF SHELBY *\$ 288,000 AND \$ 72,000 Filed Simultaneously w/ Deed*

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED SIXTY THOUSAND AND No/100, DOLLARS (\$360,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **H. WALKER AND ASSOCIATES, INC. BY DIXIE WALKER-DUNCAN, A CORPORATION DOING BUSINESS IN SHELBY COUNTY, ALABAMA**, (hereinafter called "Grantor") does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **RAYMOND N. WILLIAMSON AND DEBORAH A. WILLIAMSON, Husband and wife**, as Joint Tenants with Right of Survivorship (hereinafter called "Grantees"), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 13-A, OF THE SUBDIVISION OF ROYAL OAKS, 6TH SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

- 1. Taxes due October 1, 2004.
- 2. Any and all exceptions of record.

TO HAVE AND TO HOLD unto the said Grantees heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the **27TH** day of **OCTOBER, 2003**.

H. WALKER AND ASSOCIATES, INC.

[Handwritten Signature]
BY: **DIXIE WALKER-DUNCAN,**
VICE PRESIDENT

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, **DOUGLAS H. SCOFIELD**, a Notary Public, in and for said state and county, hereby certify that **DIXIE WALKER-DUNCAN, VICE PRESIDENT, H. WALKER AND ASSOCIATES, INC** whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he, as such officer, and with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the **30TH** day of **MARCH, 2004**.

[Handwritten Signature]
Notary Public: **DOUGLAS H. SCOFIELD**
My Commission Expires: **10/07/06**

(Seal)

