

This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Wallace Walker
1024 5th Avenue N.W.
Alabaster, Alabama 35007

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

1500.00

That in consideration of the sum of **One Dollar and 00/100 Dollars (\$1.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

J.J. Nolen and Ruby Lee Nolen, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Wallace Walker and Linda S. Walker

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

For Legal Description See Attached Sheet Marked Exhibit "A"

Subject to: (1) 2004 ad valorem taxes not yet due and payable;
(2) all mineral mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$54,000.00 of the above recited purchase price was paid
by a mortgage closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have set our/my hand(s) and seal(s), this 15 day of April, 2004.

_____(Seal)

J.J. Nolen _____(Seal)
J.J. Nolen

_____(Seal)

Ruby Lee Nolen _____(Seal)
Ruby Lee Nolen

_____(Seal)

_____(Seal)

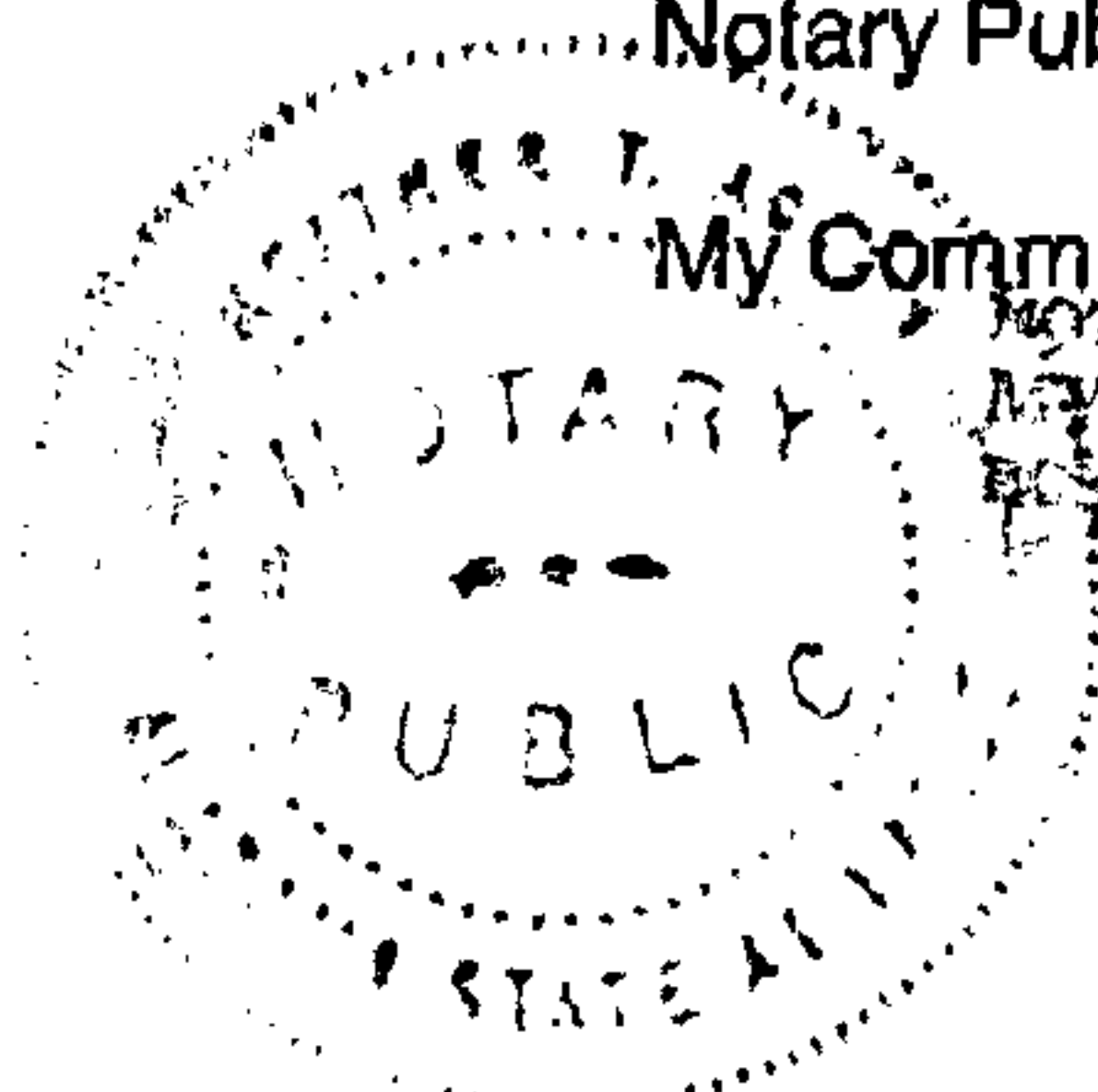
STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.J. Nolen and Ruby Lee Nolen, Husband and Wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of April, 2004.

Wallace Walker _____
Notary Public -



My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 2007
BOUNDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 25.0 feet; thence turn an angle of 91 degrees 13' 39" to the left and run Southerly 350.0 feet to the point of beginning of land herein described; thence continue Southerly along last said course for 100.0 feet; thence turn an angle of 91 degrees 13' 39" to the right and run Westerly 200.0 feet; thence turn an angle of 88 degrees 46' 21" to the right and run Northerly 100.0 feet; thence turn an angle of 91 degrees 13' 39" to the right and run Easterly 200.0 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.