

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Jo Anne Walden

(Address) 3579 Highway 61

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

}

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I,
Jo Anne Walden, an unmarried,

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

Harold E. Walden, Jr., Joseph E. Walden and Randall W. Walden

(herein referred to as **GRANTEES**) the following described real estate situated in
Shelby County, Alabama to-wit:

The South half of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 29, Township 21, Range 1 East, containing 120 acres, more or less.

All that part of the SW 1/4 of the SW 1/4 of Section 28, Township 21, Range 1 East, lying West of the Old Montgomery Public Road. ALSO, commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 33, Township 21, Range 1 East, the point of beginning of the property herein conveyed; thence run South along the West 1/4-1/4 line of said forty a distance of 150 feet, more or less, to the South bank of a branch; thence run in an Easterly direction along the meanderings of the South bank of said branch a distance of 580 feet, more or less, to the point of intersection with the center line of Shelby County Highway 61; Thence run in a Northeasterly direction along the center line of said highway a distance of 45 feet, mor or less, to the North line of said 1/4-1/4 Section; thence run West along the North line of said 1/4-1/4 Section a distance of 600 feet, more or less, to the Northwest corner of said 1/4-1/4 Section.

LESS AND EXCEPT right-of-way of Shelby County highway 61.

Jo Anne Walden is the surviving grantee of the deeds recorded in Deed Book 223, Page 161 and Deed Book 354, Page 914 in the Office of the Probate Judge of Shelby County, Alabama. The other grantee, Harold E. Walden having died on or about June 15, 1996.
The grantee herein, hereby reserves a life estate to herself in the herein above conveyed property.

This Deed prepared without benefit of title abstract, title examination or survey at grantees and grantors request.

Subject to easements, restrictions, and rights of way of record.

Subject to applicable zoning and subdivision regulations.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of April, 2004.

WITNESS

_____(Seal) Jo Anne Walden _____(Seal)

_____(Seal) _____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Mary Kay Hill, a Notary Public in and for said County, in said State, hereby certify that Jo Anne Walden, an unmarried, 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 29th day of April, 2004.

Notary Public, State of Alabama
My Commission Expires 03/03/09

My Commission Expires:

Mary Kay Hill
Notary Public