

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Three Hundred Sixty Thousand Four Hundred and No/100 dollars (\$360,400.00) to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GARLAND H. BROOKS and MARY C. BROOKS, husband and wife** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **RICHARD D. WALKER, JR. AND JERINA K. WALKER** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2731, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 27TH ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Ad Valorem Taxes for the year 2005 and subsequent years which are a lien but not yet due and payable.

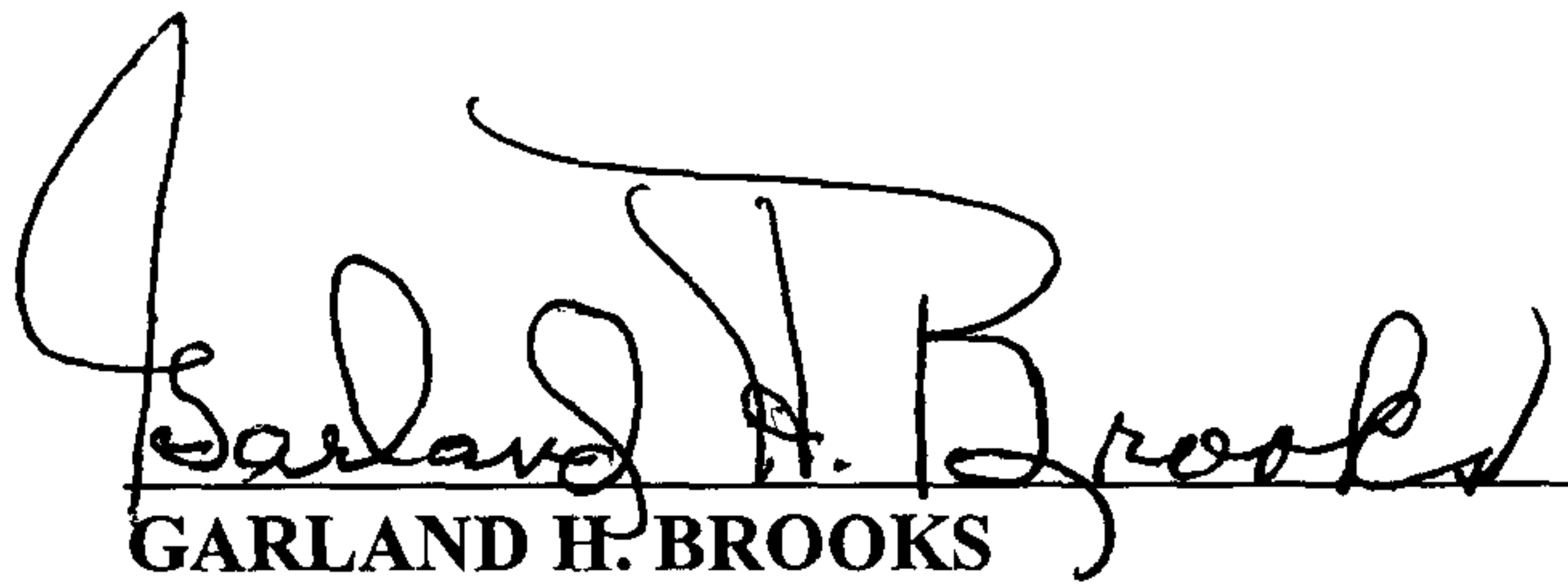
\$ 225,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

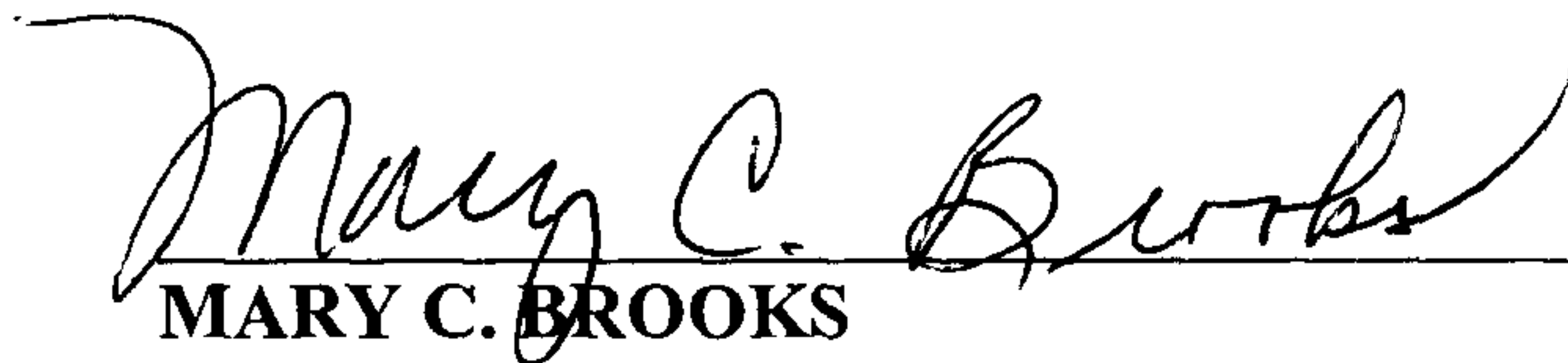
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 21st day of
December, 2004.

WITNESS

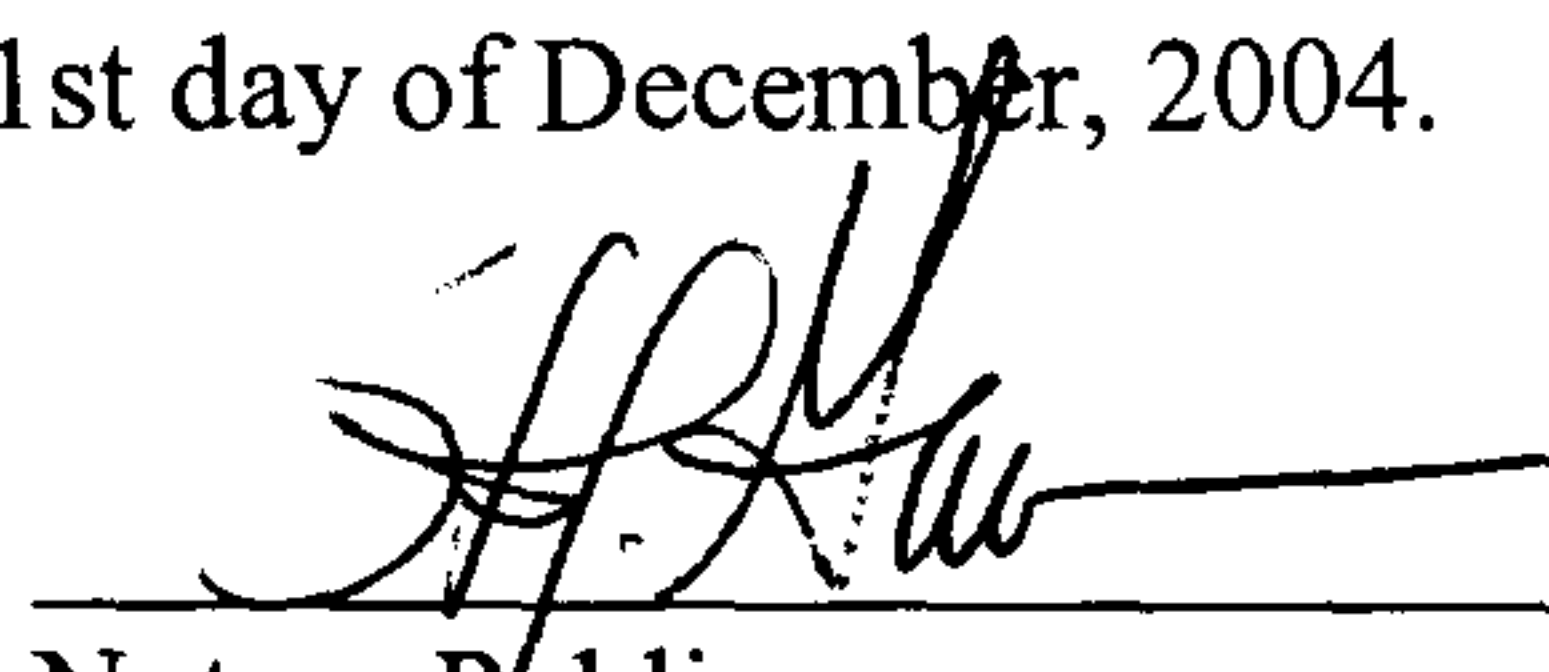
 {L.S.}
GARLAND H. BROOKS

 {L.S.}
MARY C. BROOKS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that
GARLAND H. BROOKS AND MARY C. BROOKS, whose names are signed to the
foregoing conveyance, and who are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, they executed the same voluntarily on the day
the same bears date.

Given under my hand and seal this 21st day of December, 2004.



Notary Public
STUART J. GARNER
My commission expires: 01/28/08

GRANTEES' MAILING ADDRESS:

1142 COUNTRY CLUB CIRCLE
BIRMINGHAM, AL 35244

THIS INSTRUMENT PREPARED BY:

STUART J. GARNER, LLC
2012 LANCASTER RD
BIRMINGHAM, AL 35209
Telephone: 205-879-2420 Fax: 205-879-2495
File # 2004-153

20050107000010170 Pg 2/2 149.50
Shelby Cnty Judge of Probate, AL
01/07/2005 13:15:00 FILED/CERTIFIED