

This instrument was prepared by:
Matthew D. Wright, Attorney
First Security Title, Inc.
5120 Selkirk Dr., Suite 120
Birmingham, AL 35242

Send Tax Notice To: Rachel M. Walker
6170 Valley Station Circle
Pelham, AL 35124

28.00
39.00

20050915000479530 1/1 \$39.00
Shelby Cnty Judge of Probate, AL
09/15/2005 09:44:52AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **One Hundred Thirty Eight Thousand Dollars and No Cents, United States Currency (138,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Flynn Walker, a married man**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Rachel M. Walker and husband, Jason F. 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:

Lot 47, according to the Survey of Quail Run, Phase 3 as recorded in Map Book 7, page 159, in the Probate Office of Shelby County, Alabama

- 1. This instrument is subject to the following: Ad Valorem taxes for the year 2005 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.**
- 2. \$110,400.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.**
- 3. Flynn Walker and William Flynn Walker are one and the same person.**
- 4. Property is not the homestead of Flynn Walker.**

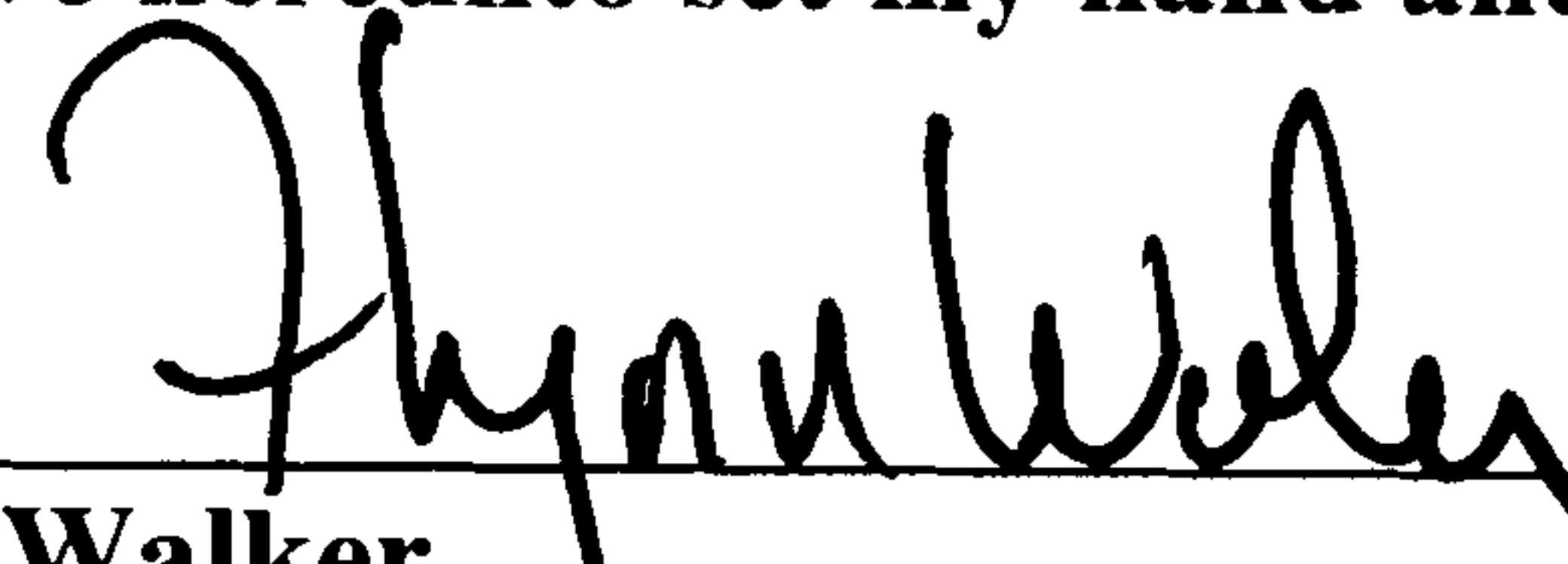
Shelby County, AL 09/15/2005
State of Alabama

Deed Tax: \$28.00

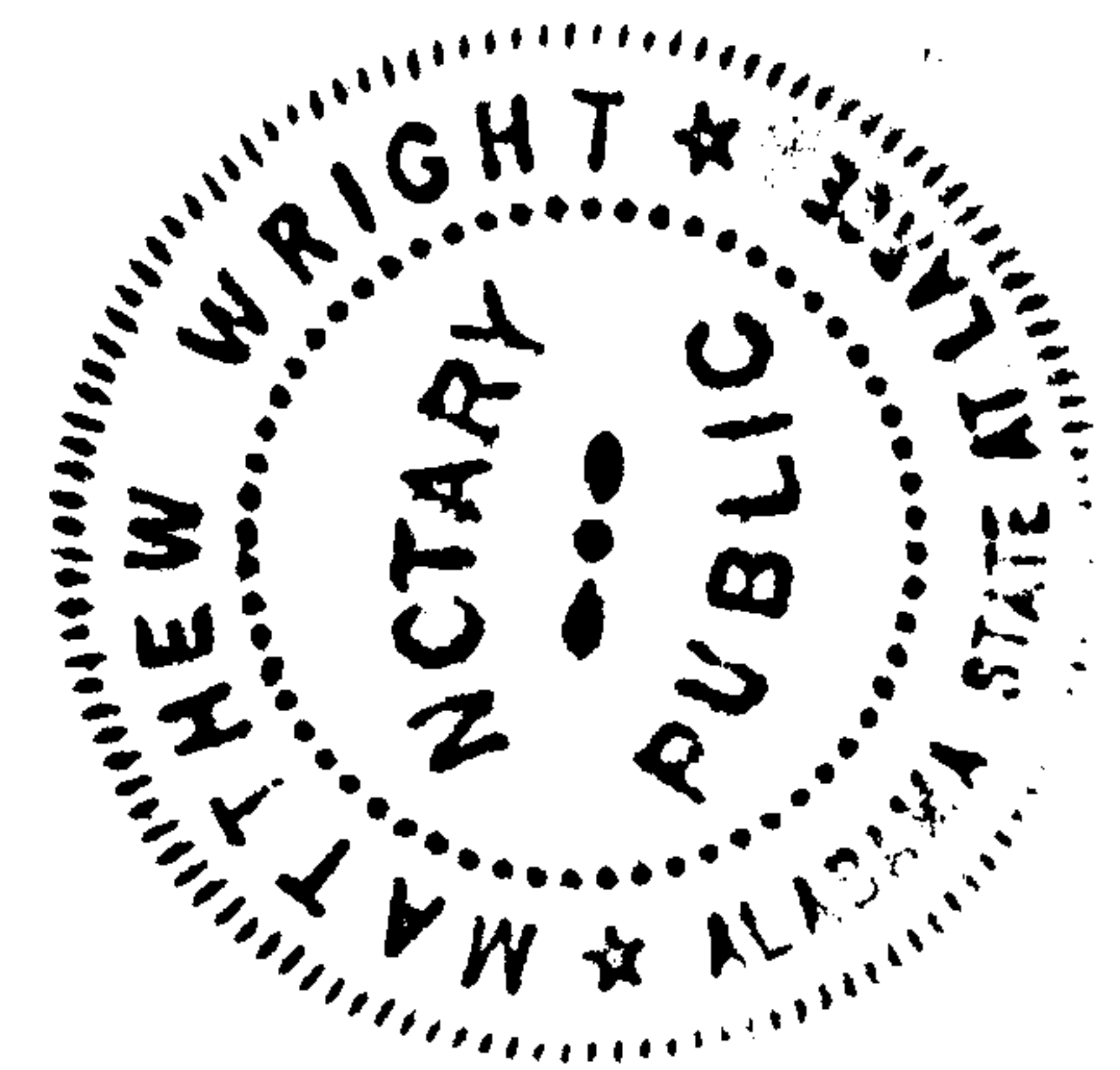
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 have hereunto set my hand and seal, this 31st day of August, 2005.



Flynn Walker (Seal)



STATE OF ALABAMA

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General Acknowledgment

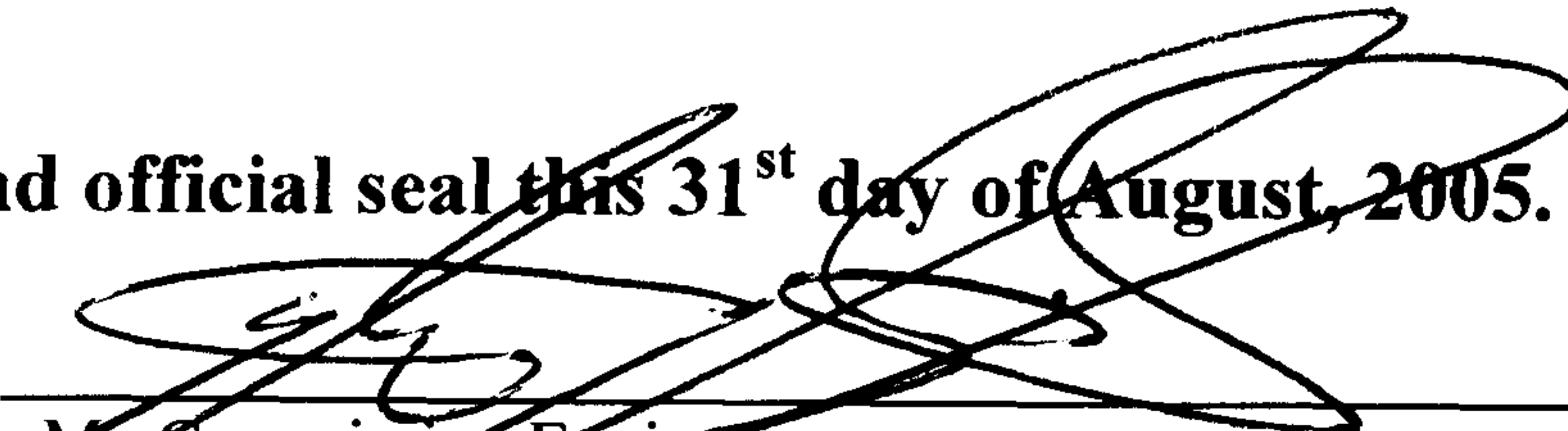
SHELBY COUNTY

I, MATTHEW WRIGHT, a Notary Public in and for said County, in said State, hereby certify that **Flynn Walker** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2005.

MY COMMISSION EXPIRES OCTOBER 27, 2008

Notary Public



My Commission Expires:

5-1216