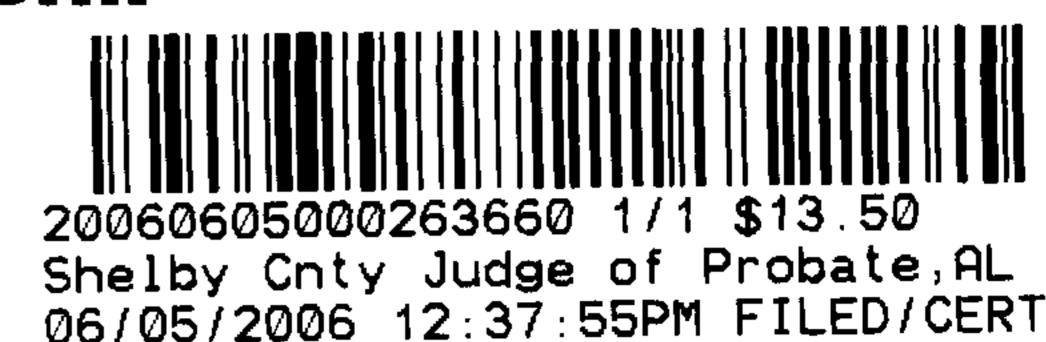
This instrument was prepared by Billy C. Jewell 5280 Old Springville Road Pinson, Alabama 35125

Send Tax Notice To: Rogers L. and Lucretia J. Walker 113 East Willow Circle Calera, Alabama 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) DOLLARS** and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged.

F. RIVERA, TRUSTEE OF THE HOWELL FAMILY TRUST

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

ROGERS L. WALKER AND LUCRETIA J. WALKER, HUSBAND AND WIFE

(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 24, ACCORDING TO THE SURVEY OF MARENGO SECTOR ONE, AS RECORDED IN MAP BOOK 22, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

\$157,528.00 of the above proceeds was derived from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 23RD day of MAY, 2006.

F. RIVERA, TRUSTEE OF THE Trust
HOWELL FAMILY TRUST

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **F. RIVERA**, **TRUSTEE OF THE HOWELL FAMILY TRUST**, 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 official seal, this the 23RD day of MAY, 2006.

NOTARY PUBLIC

Shelby County, AL 06/05/2006 State of Alabama

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Deed Tax: \$2.50