

20070215000069490 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
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INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by
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Send Tax Notice to:
(Name) Gale L. Walker & Denver D. Walker
(Address) 4127 Hwy. 18
Montevallo, AL 35115
MINIMUM VALUE: \$10,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

GALE LUCAS ALLEN WALKER (also known as GALE L. WALKER), and husband, DENVER D. WALKER

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

GALE L. WALKER and husband, DENVER D. WALKER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Part of the South ½ of Fraction "B" of Fractional Section 12, Township 24 North, Range 12 East, more particularly described as follows: Commence at the NE corner of the South ½ of Fraction "B"; thence run North 70 degrees 30 minutes West along the quarter section line a distance of 498 feet to the point of beginning of the tract herein described; thence continue North 70 degrees 30 minutes West a distance of 376.3 feet to a point; thence run South 15 degrees 30 minutes West a distance of 134 feet to a point; thence run South 73 degrees 30 minutes East a distance of 418 feet to a point on center line of Shelby County Paved Road No 18; thence run along the center line of said paved road North 6 degrees 00 minutes West for 122 feet to point of beginning. Excepting highway right of way.

ALSO, a contiguous parcel situated in the South ½ of Fraction "B" of Fractional Section 12, Township 24 North, Range 12 East, more particularly described, as follows:

Commence at the N.E. Corner of the S.E. ¼ of the S.E. ¼ of Section 4, Township 24 North, Range 12 East, Shelby County Alabama; thence run South 53 degrees 47 minutes 30 seconds East for 761.99 feet to an Iron Pin at fence post as the POINT OF BEGINNING; thence run South 73 degrees, 30 minutes 00 seconds East a distance of 178.00 feet to an Iron Pin Set; thence run South 9 degrees 15 minutes 30 seconds West a distance of 116.20 feet to an Iron Pin Set; thence run North 70 degrees 30 minutes 00 seconds West a distance of 178.00 feet to an Iron Pin Set; thence run North 8 degrees 30 minutes 00 seconds East a distance of 107.00 feet to the POINT OF BEGINNING; said parcel is lying in the S.E. ¼ of section 4, Township 24 North, Range 12 East, Shelby County Alabama.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, at Instrument Number 1996-04474.

GALE L. WALKER IS ONE AND THE SAME PERSON AS GALE LUCAS ALLEN WALKER, AS REFERENCED WITHIN THE ABOVE-DESIGNATED SOURCE OF TITLE.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of February, 2007.

Gale Lucas Allen Walker
GALE LUCAS ALLEN WALKER

Denver D. Walker
DENVER D. WALKER

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 02/15/2007
State of Alabama

Deed Tax: \$10.00

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **GALE LUCAS ALLEN WALKER and DENVER D. WALKER** 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 12th day of February, 2007.

Deborah J. Owen
Notary Public
My Commission Expires: 9/6/2010