

This instrument was prepared by:
✓ Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Fred A. Walker
511 Wallace Dr.
Shelby,, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20071204000548420 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
12/04/2007 10:35:03AM FILED/CERT

That in consideration of Four Hundred Forty Nine Thousand dollars and Zero cents (\$449,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Sewell and wife, Rolanda E. Sewell (herein referred to as grantors) do grant, bargain, sell and convey unto Fred A. Walker and wife, Bettye J. 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years.

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.

(\$359,200.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of November 2007.

(Seal)

William E. Sewell
William E. Sewell (Seal)

(Seal)

Rolanda E. Sewell
Rolanda E. Sewell (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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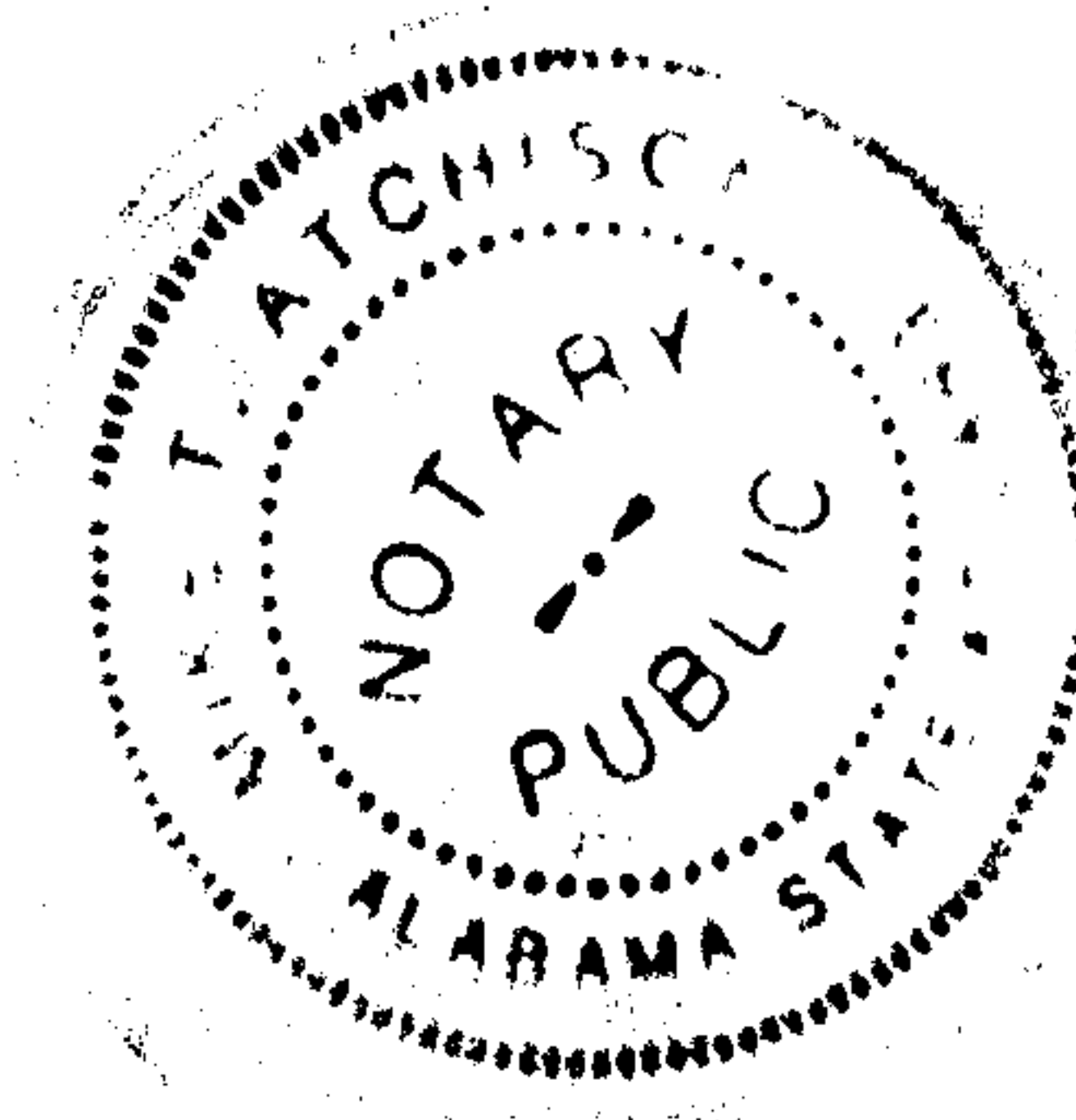
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Sewell and wife, Rolanda E. Sewell 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 26th day of November 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 12/04/2007
State of Alabama

Deed Tax: \$90.00

EXHIBIT A

20071204000548420 2/2 \$104.00
Shelby Cnty Judge of Probate, AL
12/04/2007 10:35:03AM FILED/CERT

PARCEL I:

Parcel 4-A2, according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51 in the Probate Office of Shelby County, Alabama.

ALSO: A parcel of land in the East 1/2 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 Addition to Shelby Shores as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Southwest line of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 degrees 54 minutes 40 seconds and continue Southeast along the Southwest line of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 222.97 feet; thence turn right 41 degrees 54 minutes 40 seconds and continue Northwest 1432.85 feet to a point on the Southeast right-of-way and Shelby County Highway #42; thence turn right 92 degrees 19 minutes 10 seconds and run Northeast along said right of way 60 feet to the point of beginning.

According to Survey of Amos Cory, P.L.S. #10550, dated September 18, 1987.

PARCEL II:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter 330.79 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 426.69 feet to a point on the Southerly margin of Shelby County Highway No. 42; thence turn 154 degrees 09 minutes 23 seconds right and run Southeasterly 1,031.95 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 335.94 feet to a steel pin corner; thence turn 138 degrees 05 minutes 20 seconds right and run Westerly 250.01 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 224.40 feet to the point of beginning.

According to survey of Joseph E. Conn, RLS 9049, dated July 24, 1996.

PARCEL III:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East; thence run East along the South line thereof 325.37 feet; thence 90 degrees left run Northerly 426.69 feet to the Southerly right of way of Shelby County Highway 42 and the point of beginning; thence 154 degrees 09 minutes 23 seconds right run Northeasterly along said right of way 60.00 feet; thence 87 degrees 40 minutes 50 seconds right run Southeasterly 1394.19 feet; thence 81 degrees 06 minutes 02 seconds right run Southwesterly 60.61 feet; thence 98 degrees 53 minutes 58 seconds right run Northwesterly 1406.00 feet to the point of beginning.