

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

Send Tax Notice To: Roland Fleming and Glenda Fleming
30 Carlisle Road
Vincent, Alabama 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Five Thousand dollars and Zero cents (\$5,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Walker and Wendy Walker, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Roland Fleming and Glenda Fleming (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Part of Tract 16 of Charles W. Mobley Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 124, situated in the SW ¼ of the NE ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SW ¼ of the NE ¼ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 43 minutes 00 seconds West a distance of 36.80 feet to the SE corner of said Tract 16; thence North 00 degrees 01 minute 30 seconds West along the East line of said tract 16 a distance of 106.91 feet to the Point of Beginning; thence South 89 degrees 58 minutes 30 seconds West a distance of 158.75 feet; thence North 00 degrees 01 minute 30 seconds West a distance of 274.39 feet; thence North 89 degrees 58 minutes 30 seconds East a distance of 158.75 feet to a point on the East line of said Tract 16; thence South 00 degrees 01 minute 30 seconds East along the East line of said Tract 16 a distance of 274.39 feet to the point of beginning.

According to the survey of Christopher P. DeLucia, PLS Al. Reg. No. 30341, dated August 31, 2009.

Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor or of the grantor’s spouse.

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.

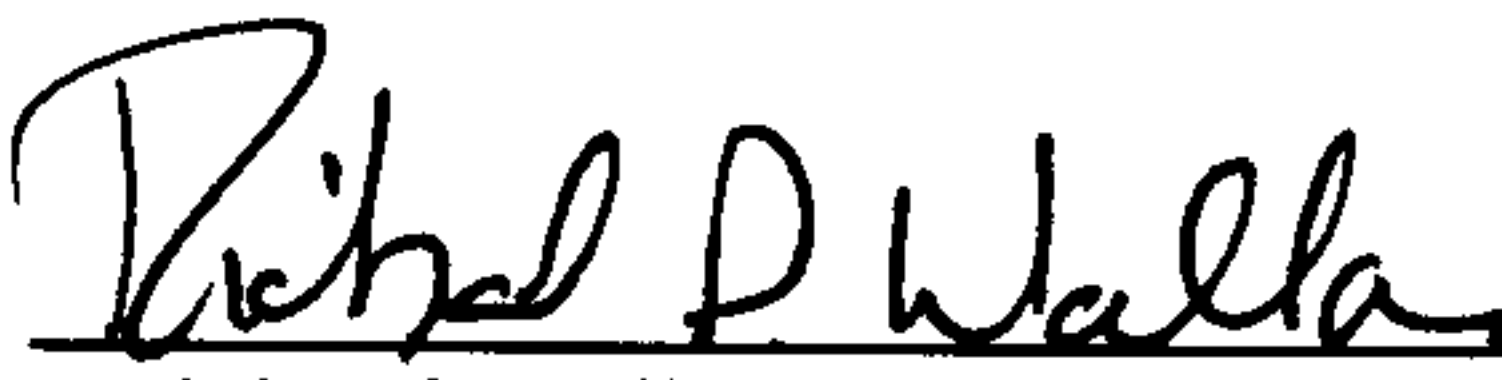
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.

(\$0.00) 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 8th day of September, 2009.

(Seal)

(Seal)



Richard Walker



Wendy Walker

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Walker and Wendy 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 8th day of September 2009.


20090909000345930 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
09/09/2009 02:26:40 PM FILED/CERT

Shelby County, AL 09/09/2009
State of Alabama
Deed Tax : \$5.00



Notary Public
Commission Expires: 9/25/2012

