

Send Tax Notice To:

Richard Walker

66 Carlisle Rd  
Vincent Ala 35178

Shelby County, AL 09/09/2009

State of Alabama

Deed Tax : \$5.00

*This instrument was prepared by:*

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **FIVE THOUSAND and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**DONALD R. LANSFORD AND DEBORAH C. LANSFORD**

grant, bargain, sell and convey unto,

**RICHARD WALKER AND WENDY WALKER**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement more specifically described as follows:

A 30' ingress/egress & utilities easement being a 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 1/4 of the NE 1/4 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 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 39°43'00" W a distance of 36.80' to the SE corner of said Tract 16; thence N 00°01'30" W along the East line of said Tract 16 a distance of 381.30'; thence S 89°58'30" W a distance of 15.00' to the Point of Beginning of a 30' ingress/egress & utilities easement lying 15' to either side of the following described centerline; thence N 00°01'30" W a distance of 743.10', more or less, to the Westerly right-of-way of Shelby County Highway #79 and being the Point of Termination of said easement.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3rd day of September 2009.

  
DONALD R. LANSFORD

  
DEBORAH C. LANSFORD

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald R. Lansford and Deborah C. Lansford 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 3rd day of September 2009.

  
Notary Public

My Commission Expires: 10/16/2012



20090909000345970 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/09/2009 02:38:15 PM FILED/CERT