

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
D. Abel Walker and Jessica E. Walker  
3003 Ashley Circle  
Helena, AL 35080

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN THOUSAND and NO/100 DOLLARS (\$110,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JENNINGS PROPERTIES AND INVESTMENTS, LLC, an Alabama Limited Liability Company, by its Authorized Member, Ashley L. Jennings** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **D. ABEL WALKER and JESSICA E. WALKER** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 61, according to the Survey of Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.


Subject to all rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 201010001000324480, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 9/16/11, one (1) year from the date of foreclosure.

\$97,970.00 of the above-recited purchase price is being paid with a mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions, Rights-of-Way, Agreements, Mineral Rights, if any, and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 28th day of February, 2011.

  
**JENNINGS PROPERTIES AND INVESTMENTS, LLC**  
By its Authorized Member, Ashley L. Jennings

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ASHLEY L. JENNINGS**, whose name as Authorized Member of **JENNINGS PROPERTIES AND INVESTMENTS, LLC**, an Alabama Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2011.

  
NOTARY PUBLIC  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: **Aug 15, 2014**  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**MALCOLM S. MCLEOD**  
Notary Public  
STATE OF ALABAMA