

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tim Walker
1631 Highway 47
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY SIX THOUSAND AND NO/00 DOLLARS (\$36,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Imogene T. Walker and husband, Lewis B. Walker (herein referred to as Grantor)** grant, bargain, sell and convey unto **Timothy F. Walker and Ona Dean Walker (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description
Grantors herein reserve a life estate in and to the following described property.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

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, 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 22nd day of January, 2013.

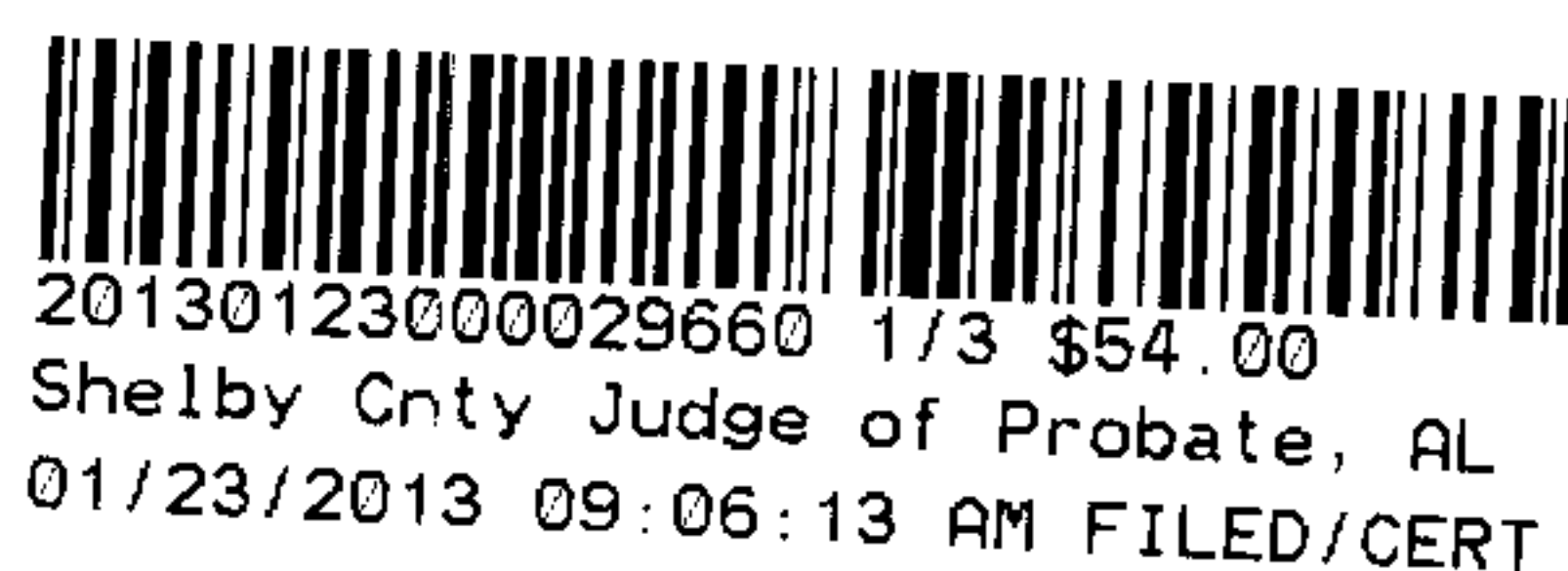
Imogene T. Walker
Imogene T. Walker

Lewis B. Walker, Sr.
Ross T. Walker as P.O.A.
Lewis B. Walker Sr
By Ross T. Walker,
As Power of attorney

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Imogene T. Walker**, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2013.



STATE OF ALABAMA)
COUNTY OF SHELBY)

Mike T. Atchison
Notary Public
My Commission Expires:

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Lewis B. Walker**, by Ross T. Walker as **Power of Attorney** whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2013.

Mike T. Atchison
Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I.

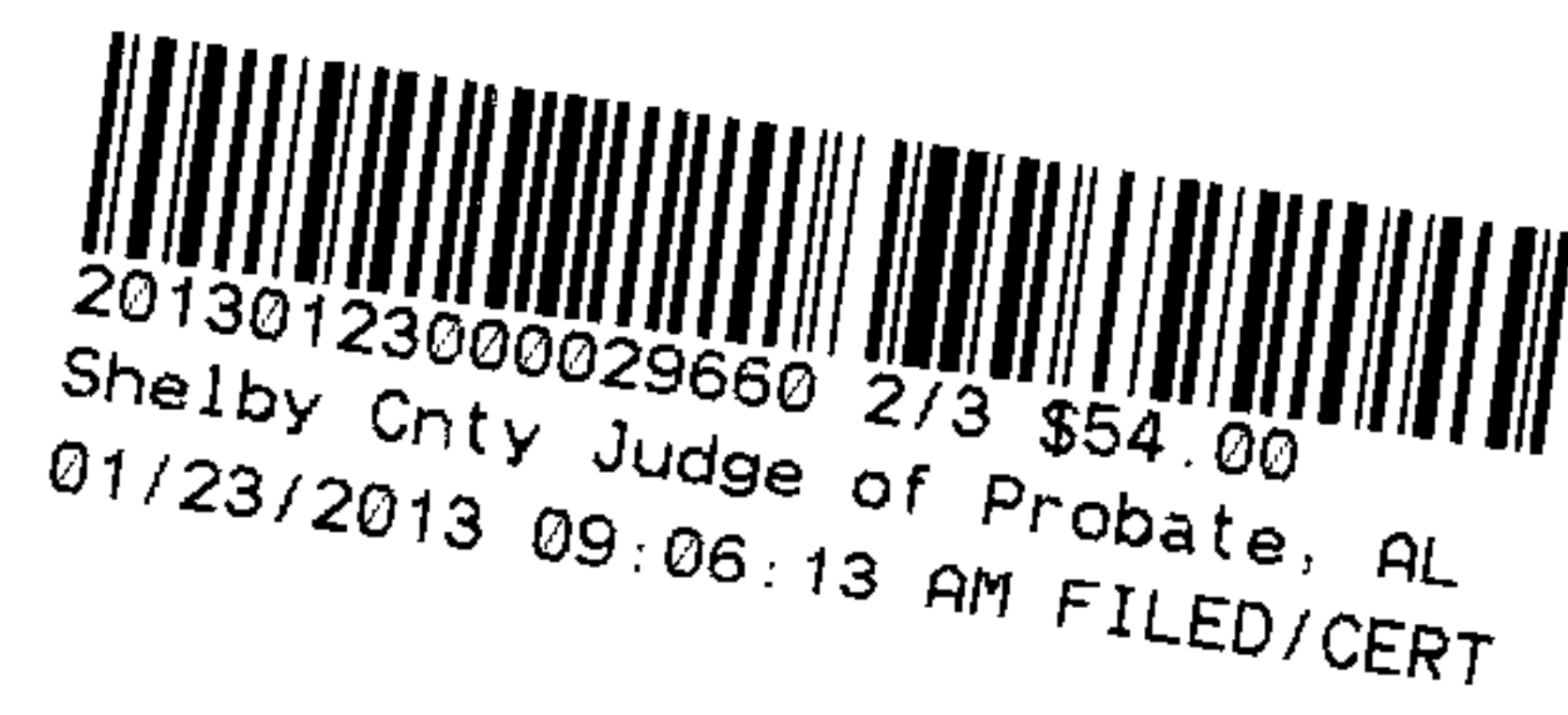
Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 595.40 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 425.0 feet to the point of beginning; thence continue in the same direction a distance of 186.5 feet; thence turn an angle of 71 deg. 49 min. to the right and run a distance of 181.67 feet to a point on the East margin of Pine Hill Drive; thence turn an angle of 108 deg. 11 min. to the right and run along the East margin of said drive a distance of 243.20 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 172.60 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West.

PARCEL II

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 595.40 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 215.00 feet to the point of beginning; thence continue in the same direction , a distance of 396.50 feet; thence turn an angle of 108 deg. 11 min. to the left and run a distance of 130.19 feet; thence turn an angle of 70 deg. 08 min. to the left and run a distance of 358.00 feet; thence turn an angle of 91 deg. 41 min. to the left and run a distance of 134.21 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West.

LESS AND EXCEPT:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 454.87 feet; thence turn an angle of 88 deg. 31 min. 03 sec. to the left and run a distance of 212.33 feet to the point of beginning; thence continue in the same direction a distance of 216.79 feet; thence turn an angle of 90 deg. 18 min. 34 sec. to the right and run a distance of 127.66 feet; thence turn an angle of 88 deg. 12 min. 34 sec. to the right and run a distance of 210.00 feet thence turn an angle of 88 deg. 49 min. 35 sec. to the right and run a distance of 133.23 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.



Shelby County, AL 01/23/2013
State of Alabama
Deed Tax:\$36.00

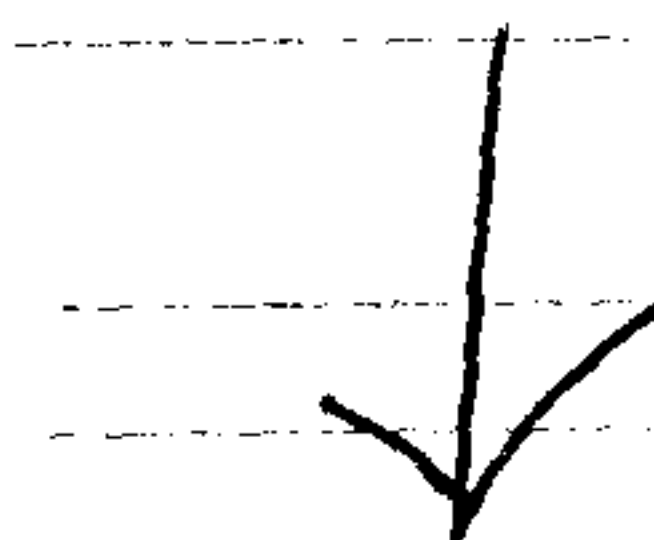
Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Imogene Walker
Mailing Address 211 Pine Hill Dr
Columbiana AL
35051

Grantee's Name Timothy Walker
Mailing Address 1631 Highway 47
Columbiana AL
35051

Property Address _____



Date of Sale 1-22-13

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessors Market Value \$ 36,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

Fair Website

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address -- provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address -- provide the name of the person or persons to whom interest to property is being conveyed.

Property address -- the physical address of the property being conveyed, if available.

Date of Sale -- the date on which interest to the property was conveyed.

Total Purchase Price -- the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value -- If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____

(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) Circle one

