

Send Tax Notice to:  
Mr. and Mrs. James Huey Walker  
P.O. Box 56  
Wilton, Alabama 35187

This instrument was prepared by:  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
ATTORNEYS AT LAW  
P.O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
SHELBY COUNTY                )    KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and Affection, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **JAMES HUEY WALKER and wife, BETTY J. WALKER**, (herein referred to as Grantors), do grant, bargain, sell and convey unto **ourselves, JAMES HUEY WALKER and wife, BETTY 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:


A part of the NE1/4 of NW1/4 of Section 9, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the SE corner of the M. F. Crosby lot on West side of Montevallo-Wilton Highway as described in Deed Book 122 at page 394 and run in a Southwesterly direction along the Northwesterly right of way line of said Highway a distance of 80 feet to the point of beginning (said point of beginning being on the Northwest side of the Montevallo-Wilton Highway 675 feet, more or less, Southwest of the intersection of said road with the North boundary line of Section 9, Township 24, Range 12 East); thence continue along said right of way 110 feet to Easternmost corner of the Morris Mims lot; thence Northwesterly along the Northeasterly line of said Mims lot a distance of 464 feet, more or less, to the Easterly right of way line of Southern Railroad; thence in a Northeasterly direction along said right of way line a distance of 222 feet; thence in a Southeasterly direction 314 feet, more or less, to Northernmost corner of Walker lot; thence in a Southwesterly direction along Walker lot 80 feet; thence in a Southeasterly direction along the Southerly line of Walker lot 150 feet to point of beginning.

Subject to easements and rights of way 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said

Shelby County, AL 02/11/2013  
State of Alabama  
Deed Tax: \$39.00

  
20130211000059220 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
02/11/2013 01:50:22 PM FILED/CERT

Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11 day of February, 2013.

James Huey Walker  
James Huey Walker

Betty J. Walker  
Betty J. Walker


STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES HUEY WALKER and wife, BETTY J. 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 11<sup>th</sup> day of February, 2013.

Kimi M. Foster  
Notary Public  
My Commission Expires: 12-28-14

  
20130211000059220 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name James Huey Walker & Betty J. Walker Mailing Address P.O. Box 56 Wilton, Alabama 35187
Grantee's Name James Huey Walker & Betty J. Walker Mailing Address P.O. Box 56 Wilton, Alabama 35187

Property Address 3215 Highway 25 Wilton, Alabama 35187

Date of Sale February 11, 2013

Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 77,770.00

1/2 value 38,885.00

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
xx Other Assessment Notice

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 record.

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 evidenced 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 estimate of 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§ 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§ 40-22-1 (h).

Date 2-11-13

Signature of James Huey Walker
(Print) JAMES HUEY WALKER

Unattested

(Verified by)