

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **FIFTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$57,500.00)** and other valuable considerations to the undersigned GRANTOR(S), **TRACE JAY WALKER AND CHARLOTTE WALKER, HUSBAND AND WIFE**, hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto **TRACE JAY WALKER AND CHARLOTTE WALKER, HUSBAND AND WIFE**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT A ATTACHED FOR THE LEGAL DESCRIPTION

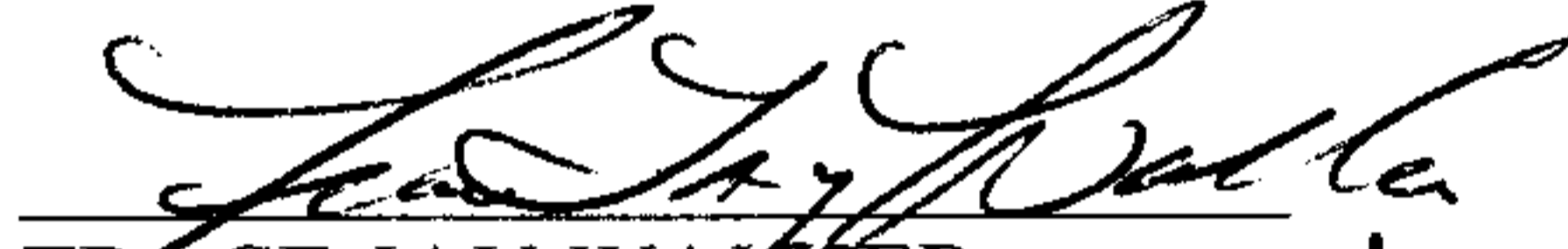

Preparer is acting as scrivener only; no title conducted.
This purpose of this deed is to add Charlotte Walker to title.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2013, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 15 day of March, 2013.


TRACE JAY WALKER

CHARLOTTE WALKER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **TRACE JAY WALKER AND CHARLOTTE WALKER, A MARRIED COUPLE**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2013.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-27-15

THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
TRACE JAY WALKER
295 RETREAT LANE
COLUMBIANA, AL 35051

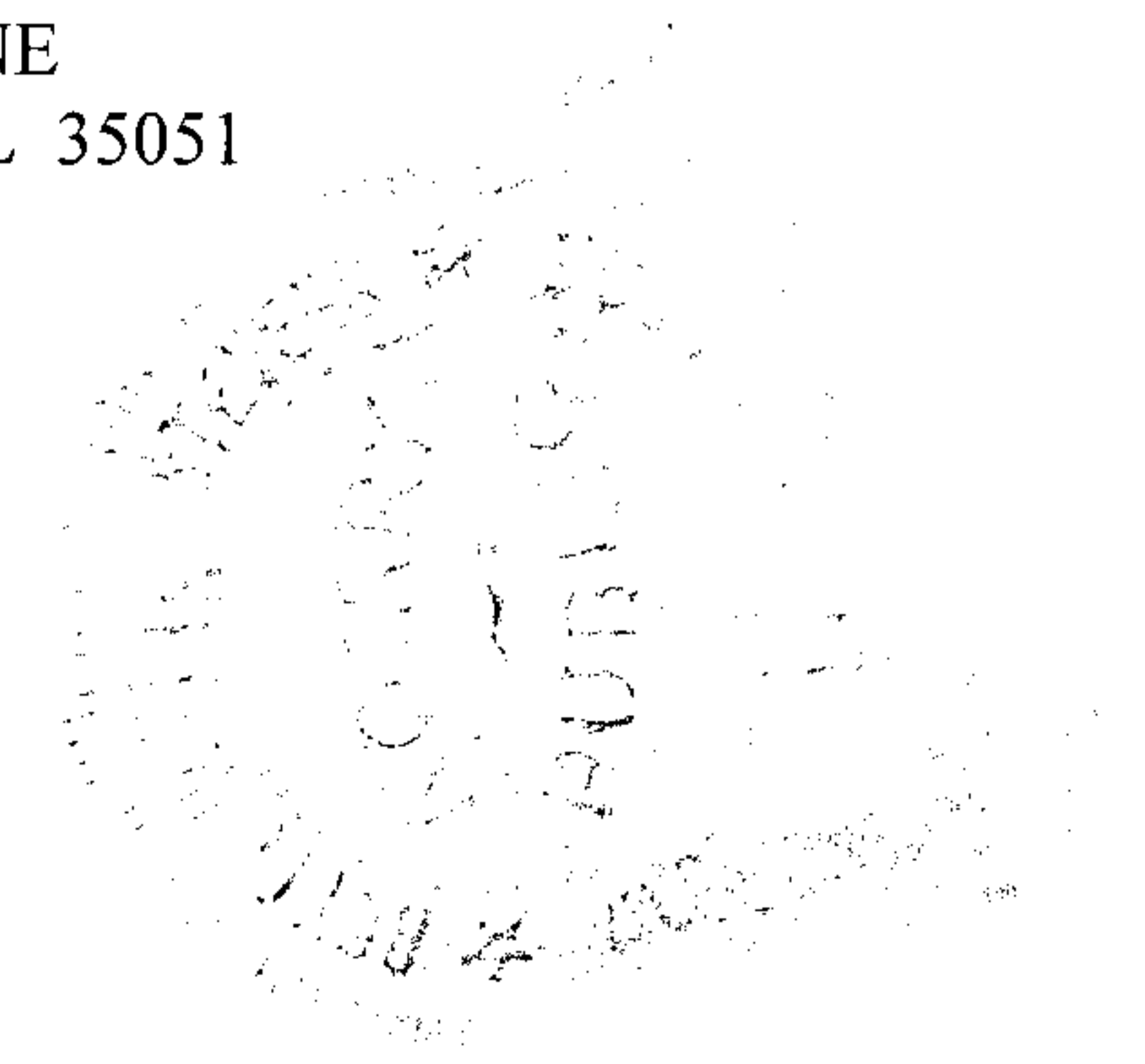



EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY 205.0 FEET TO A POINT; THENCE 87 DEGREES 20 MINUTES 45 SECONDS RIGHT AND RUN SOUTHERLY 29.91 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG LAST DESCRIBED COURSE 380.0 FEET TO A POINT; THENCE 87 DEGREES 20 MINUTES 45 SECONDS LEFT AND RUN EASTERLY 50.0 FEET TO A POINT; THENCE 92 DEGREES 39 MINUTES 15 SECONDS LEFT AND RUN NORTHERLY 380.0 FEET TO A POINT; THENCE 87 DEGREES 20 MINUTES 45 SECONDS LEFT AND RUN WESTERLY 50.0 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF SE 1/4 OF NE 1/4, SECTION 35, TOWNSHIP 20, RANGE 2 WEST; THENCE RUN WEST

ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1320 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING; THENCE TURN LEFT AND RUN SOUTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 410 FEET; THENCE TURN LEFT AND RUN EAST PARALLEL TO THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 205 FEET; THENCE TURN LEFT AND RUN NORTH PARALLEL TO THE WEST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 410 FEET; THENCE TURN LEFT AND RUN WEST ALONG NORTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 205 FEET TO THE POINT OF BEGINNING.


20130320000115880 2/3 \$75.50
Shelby Cnty Judge of Probate, AL
03/20/2013 11:44:04 AM FILED/CERT

Shelby County, AL 03/20/2013
State of Alabama
Deed Tax: \$57.50

Real Estate Sales Validation Form

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

Grantor's Name Trace Jay Walker & Charlotte Walker
Mailing Address 295 Retreat Lane
Columbiana, AL 35051

Grantee's Name Trace Jay Walker and Charlotte Walker
Mailing Address 295 Retreat Lane
Columbiana, AL 35051

Property Address 295 Retreat Lane
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$ 57,500.00
or
Actual Value \$
or
Assessor's Market Value \$

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
[X] Other

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



20130320000115880 3/3 \$75.50
Shelby Cnty Judge of Probate, AL
03/20/2013 11:44:04 AM FILED/CERT

Instructions

Grantor's name and mailing address - provide the name of the person or persons 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 3-15-2013

Print Charlotte Walker

Unattested

Signature of verifier (verified by)

Sign Charlotte Walker

(Grantor/Grantee/Owner/Agent) circle one