

Send tax notice to:

G. Glenn Walker & Brenda C. Walker

622 Cahaba Manor Lane
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart


Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby


20180312000078950 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
03/12/2018 11:57:32 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned **G. Glenn Walker, and Brenda C. Walker, Husband and wife, and Mark D. Taylor and Donna S. Taylor, Husband and Wife,** whose mailing address is:

622 Cahaba Manor Lane Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **G. Glenn Walker and Brenda C. Walker** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on
December 22, 2017.



20180312000078950 2/3 \$33.00
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G. Glenn Walker
G. Glenn Walker

Brenda C. Walker
Brenda C. Walker

Mark D. Taylor
Mark D. Taylor

Donna S. Taylor
Donna S. Taylor

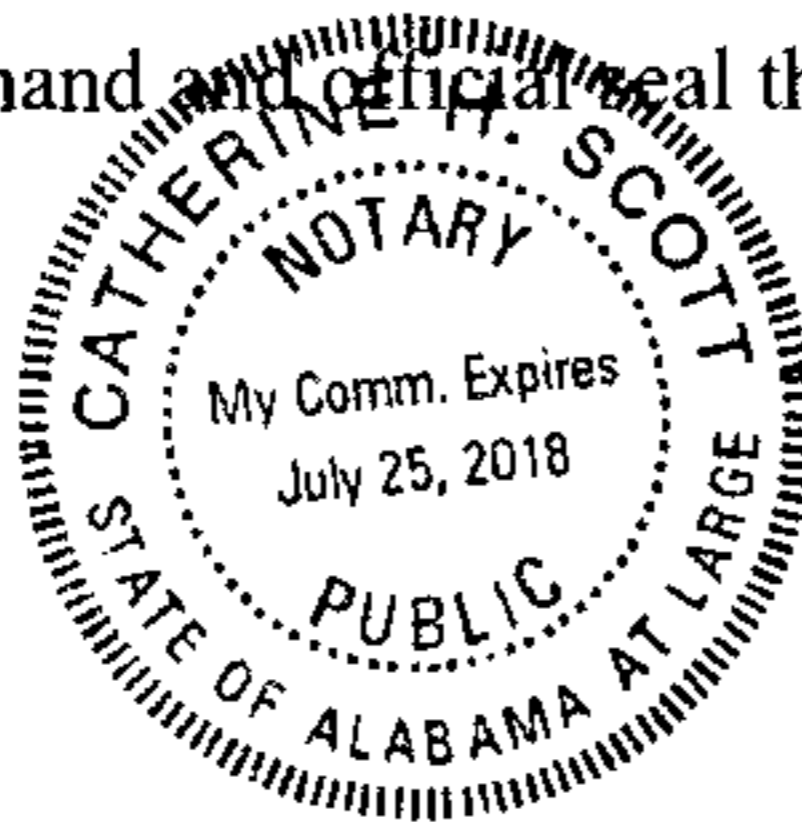
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. Glenn Walker and Brenda C. Walker, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2017.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF Shelby



Catherine H. Scott
Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2018

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark D. Taylor and Donna S. Taylor, Husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of March, 2018.

(NOTARIAL SEAL)



Catherine H. Scott
Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2018

EXHIBIT "A"

Part of Lot 11 of Wood Ridge that will become Lot 12A of a Resurvey of Lots 10, 11 and 12 of Wood Ridge, as recorded in Map Book 45, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of Lot 10 of Wood Ridge, as recorded in Map Book 30, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama; thence S00°18'17"E, a distance of 590.44' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 199.40'; thence N23°52'49"E, a distance of 436.85' to the beginning of a curve to the right, having a radius of 50.00, a central angle of 71°13'23", and subtended by a chord which bears N30°30'29"W, and a chord distance of 58.23'; thence along the arc of said curve, a distance of 62.15'; thence S30°39'47"W, a distance of 290.89' to the POINT OF BEGINNING.

Said Parcel containing 0.57 acres, more or less.

J. G. W.
CLW

