

20220816000321100  
08/16/2022 11:28:18 AM  
DEEDS 1/2

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
**James Alan Walker**  
**Betty L. Walker**  
**2484 Chuchura Rd**  
**Birmingham, AL 35244**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**William Michael Wood, Sr. as Personal Representative of  
The Estate of Terry Lee Wood, deceased, Case No. PR-2022-000327**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

**James Alan Walker and Betty L Walker**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 2, Block 4, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.**

\$285,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

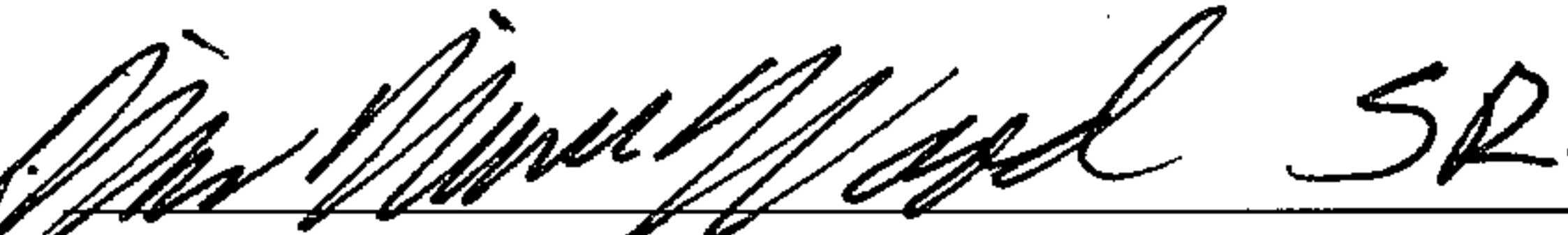
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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 the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 16th day of August, 2022.

**THE ESTATE OF TERRY LEE WOOD, DECEASED, CASE NO. PR-2022-000327**

By:   
**William Michael Wood, Sr, Personal Representative**

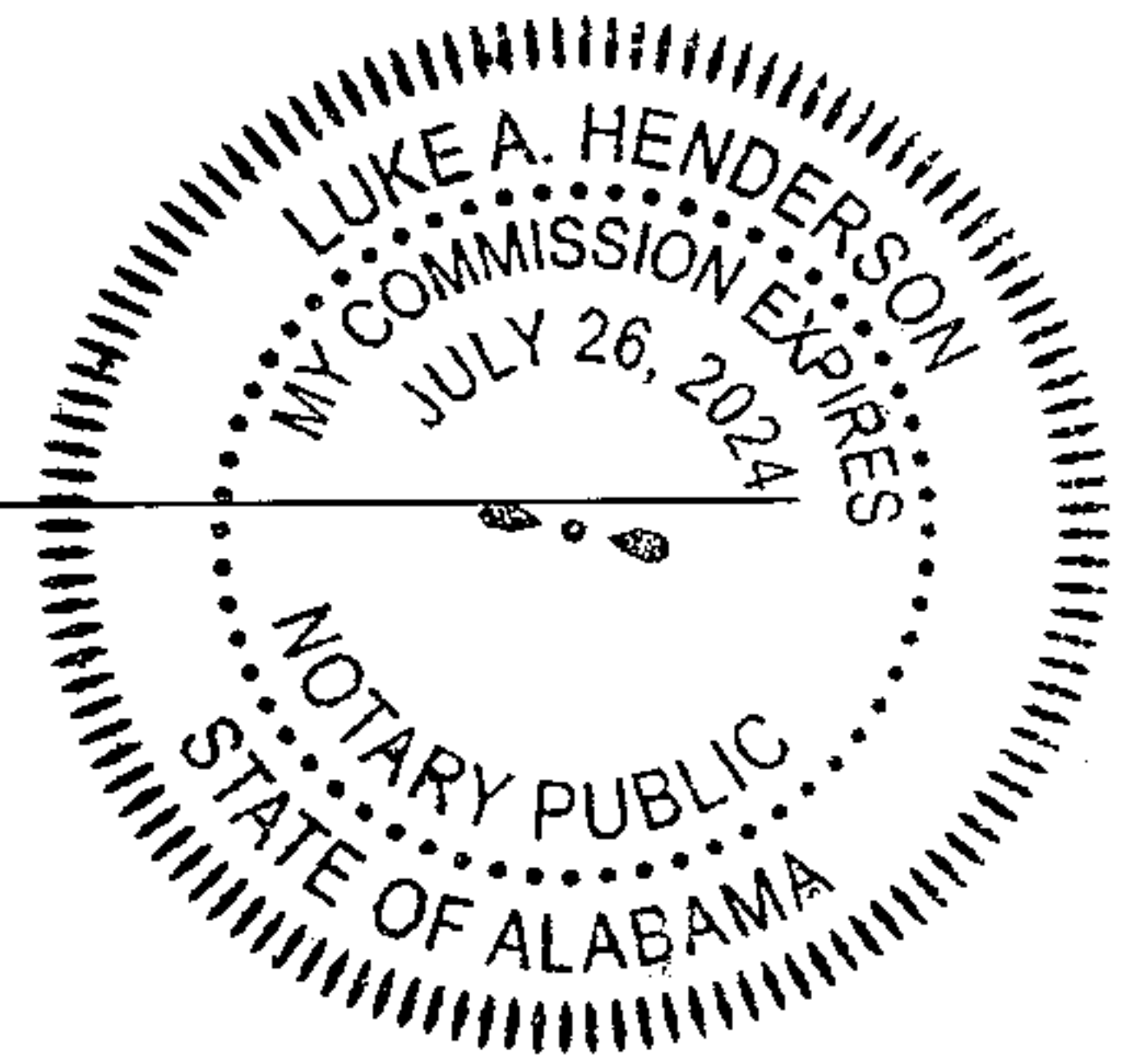
STATE OF ALABAMA                     )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **William Michael Wood, Sr** as Personal Representative of **Estate of Terry Lee Wood, deceased, Case No. PR-2022-000327** 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, William Michael Wood, Sr in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this August 16, 2022.

My Commission Expires:

  
Notary Public



Grantor's Address:  
18499 Hwy 216  
Vance, AL 35490-2438

Property Address:  
2484 Chuchura Rd Birmingham, AL 35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/16/2022 11:28:18 AM  
\$55.00 BRITTANI  
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