

(Name) Ferree & Armstrong, Attorneys at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIX THOUSAND DOLLARS (\$6,000.00)

to the undersigned grantor, Parker Enterprises, Inc., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James L. Denham

(herein referred to as GRANTEES) 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 Shelby County, Alabama, to-wit:

Lot 45, Riverchase West-Dividing Ridge Residential Subdivision, First Addition, a subdivision of Riverchase, according to Plat recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1978.
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights-of-way, reservations, agreements, restrictions and setback lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning on Page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as amended in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL  
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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless 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 same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, *Flora M. Parker*  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13<sup>th</sup> day of November 1978

ATTEST:

*James L. Denham*  
Secretary

PARKER ENTERPRISES, INC.

By *Flora M. Parker*  
President

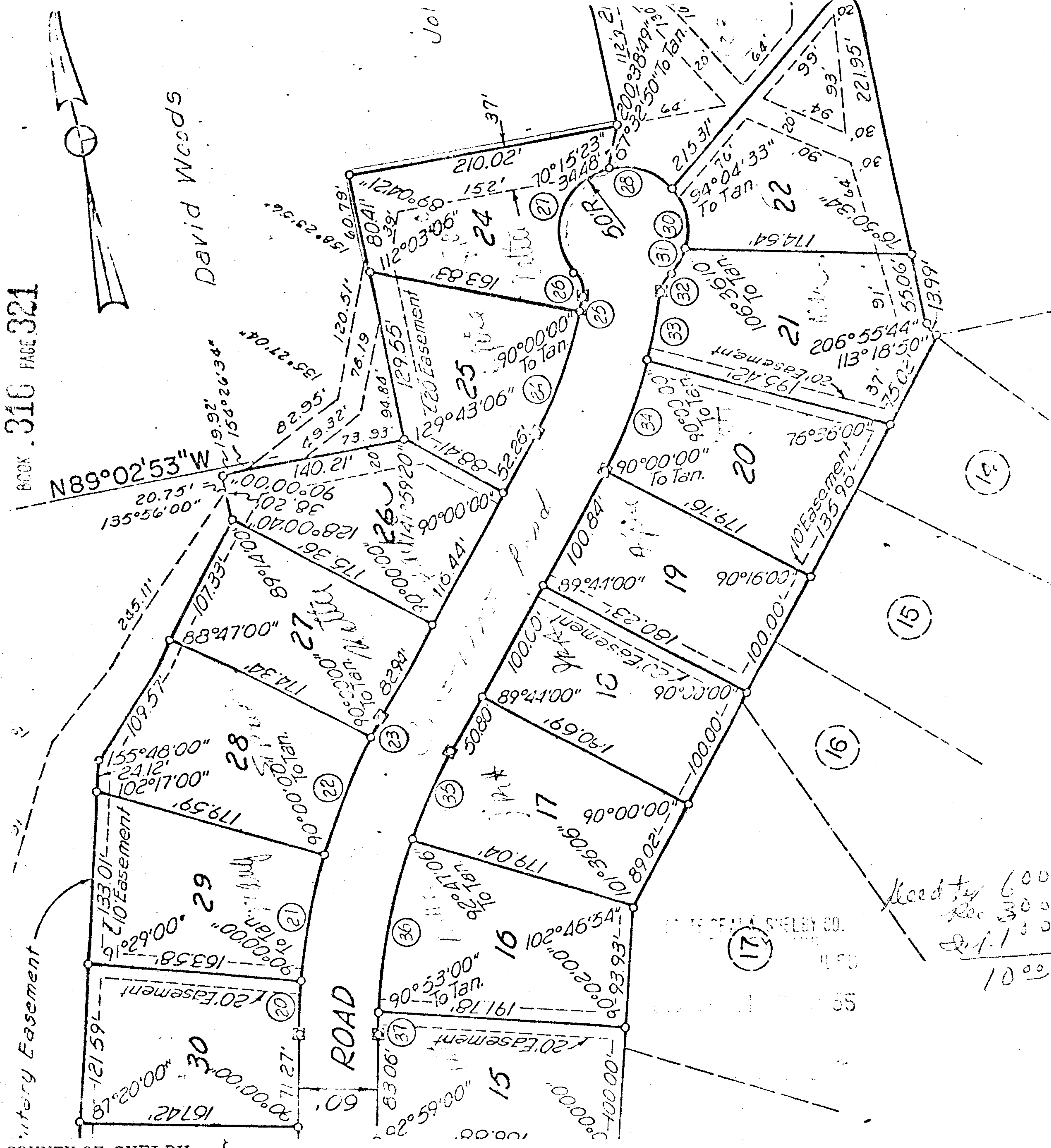
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned  
State, hereby certify that *Flora M. Parker*  
whose name as President of Parker Enterprises, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13<sup>th</sup> day of November

*Ann J. [Signature]*  
Notary Public  
My Commission Expires July 3, 1981  
Bonded by American Fire & Casualty Co.





COUNTY OF SHELBY

Rec'd by 600  
Rec'd 300  
\$1.100  
1000