

SEND TAX NOTICE TO:

607

(Name) James William Parker

(Address) 3226 Glasgow Circle  
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 110 Office Park Circle, Suite 230 Birmingham, AL 35223

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-One Thousand Eight Hundred Thirty-Eight and No/100 DOLLARS  
and the assumption of the below described mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles E. Eakin and wife, Nora T. Eakin

(herein referred to as grantors) do grant, bargain, sell and convey unto

James William Parker and Carole Dean Parker

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 13, according to the plat of the First Addition to Kerry Down, a subdivision of Inverness, as recorded in Map Book 7, page 73, in the Office of the Judge of Probate of Shelby County Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1984 are a lien, but not due and payable until October 1, 1984.
2. Building setback line of 100 feet reserved from Lake Heather as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot sanitary sewer easement on the West side and a 5 foot easement on the North and South sides.
4. Restrictions, covenants and conditions as recorded in Misc. Book 25 page 705 in Probate Office.
5. Easement to Alabama Power Company as recorded in Deed Book 313 page 794 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 26 page 535 and covenants pertaining thereto as recorded in Misc. Book 26 page 534 in Probate Office.

Grantor does as consideration for this conveyance agree to assume that certain mortgage from Nora Eakin and Charles E. Eakin to Engel Mortgage Company, Inc. dated August 1, 1979 and recorded in Mortgage Book 394 page 904, in the amount of \$120,000.00; which said mortgage was assigned to The First National Bank of Birmingham in Misc. Book 32 page 534

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 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, we have hereunto set our hand(s) and seal(s), this

day of September, 1984

WITNESS:

Deborah Campbell (Seal)

John B. Jordan (Seal)

Barbara C. Miller (Seal)

STATE OF FLORIDA  
Sarasota COUNTY

Charles E. Eakin (Seal)

Nora T. Eakin (Seal)

Deborah Campbell (Seal)

John B. Jordan (Seal)

Barbara C. Miller (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Eakin and Nora T. Eakin

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 their executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, A.D., 1984

Notary Public, State of Florida  
My Commission Expires July 16, 1988

NOTARY MUST AFFIX SEAL

Notary Public

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