

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

1506

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND & NO/100—  
(\$164,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Ronald F. Parker and  
wife, Patricia K. Parker (herein referred to as grantors), do grant, bargain, sell  
and convey unto Thomas W. Toombs and wife, Barbara B. Toombs (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 and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 2, according to the map and survey of First Addition to Kerry Downs, as  
recorded in Map Book 7, Page 73, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

BOOK 344 PAGE 09

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

\$60,000.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 5004 Cameron Road, Birmingham, Alabama 35242

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with 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 stated 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 hands and seals, this 9th day of May,  
1991.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAY 21 AM 11 59

Judge of Probate

*Ronald F. Parker* (SEAL)  
Ronald F. Parker

*Patricia K. Parker* (SEAL)  
Patricia K. Parker

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Richard D. Mink, a Notary Public in and for said County, in said State, hereby  
certify that Ronald F. Parker and wife, Patricia K. Parker 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, they executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May A.D., 1991

1.04.20  
2.00  
3.00  
4.00  
5.00  
6.00  
7.00  
Total 27.00

*Richard D. Mink*  
Notary Public

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/23/93