

This instrument was prepared by

1961

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, AL 35223

Send Tax Notice To: James D. Parker
Leslie L. Parker
name
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pamela Ann Carter Crowder, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Parker and Leslie L. 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:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, thence run Southerly along East line of said 1/4-1/4 a distance of 186.72 feet to a point, thence turn an angle of 46°15' right and run 143.66 feet to a point on the South side of Shelby County Highway Number 26, thence turn an angle of 79°18' to the right and run 215.76 feet to a point, thence turn an angle of 115°01' to the right and run 18.04 feet to a point on the South right of way line of said Highway 26 and the Point of Beginning of the property being described, thence turn an angle of 80°29' to the left and run a chord distance (along said highway right of way) of 92.86 feet to a point, thence turn an angle of 11°42' to the left and continue a chord distance of 60.14 feet to a point, thence turn an angle of 77°47'37" to the left and run 295.13 feet to a point, thence turn an angle of 91°42'23" to the left and run 53.76 feet to a point, thence turn an angle of 16°42' to the right and run 99.24 feet to a point on the Westerly edge of a graveled road. Thence turn an angle of 104°03' to the left and run a distance of 315.0 feet to a point, thence turn an angle of 10°58' to the left and run 18.04 feet to the Point of Beginning.

Subject to: Advalorem taxes for the current tax year. Easements, Restrictions and reservations of record, if any.

The above described real estate does not constitute the homestead of Pamela Ann Carter Crowder or that of her spouse. Pamela Ann Carter Crowder and Pamela Ann Carter are one and the same.

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, I have hereunto set my hand(s) and seal(s), this 8th day of July, 19 91

WITNESS:

25.00 (Seal)
3.50 (Seal)
1.00 (Seal)
315.50 (Seal)

Pamela Ann Carter Crowder (Seal)
Pamela Ann Carter Crowder (Seal)
NOTARY PUBLIC (Seal)
INSTRUMENT WAS FILED

STATE OF ALABAMA 91 JUL 29 AM 11:27 General Acknowledgment 91 JUL 29 AM 11:27
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela Ann Carter Crowder, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, A. D., 19 91

Anthony D. Snable
Commission Expires: 10/21/

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