

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

14,000.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

That in consideration of NINETY ONE THOUSAND THREE HUNDRED FORTY FIVE (\$91,345.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN D. PARKER and SHELIA D. PARKER, husband and wife (herein referred to as grantor) do grant, bargain, sell and convey unto ROY C. ALBARADO and MELINDA T. ALBARADO as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

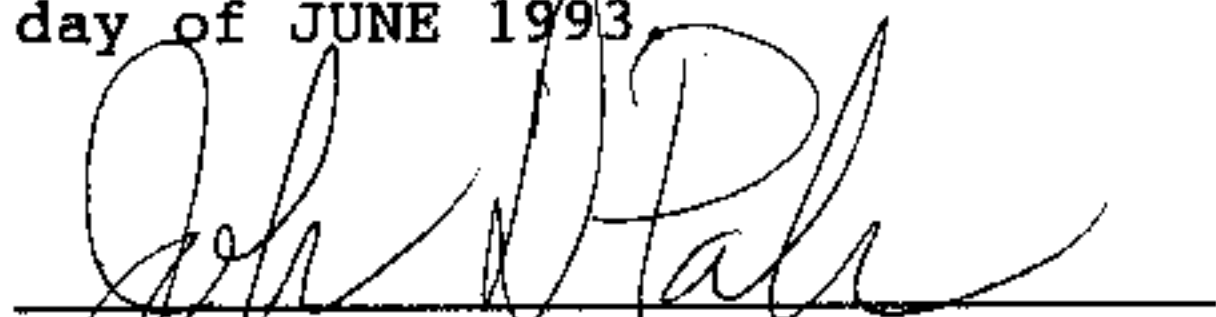
Lot 14, according to the survey of Scottsdale as recorded in Map Book 6 page 101 in the Probate office of Shelby County, Alabama.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way, and 1993 taxes which are a lien but not yet due and payable. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

\$77,345.00 of the purchase price is from the assumption of a current 1st mortgage recorded in Real 249 page 629 and transferred in Real 255 page 726.

And I do for myself and for my executor and administrator covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 26th day of JUNE 1993.

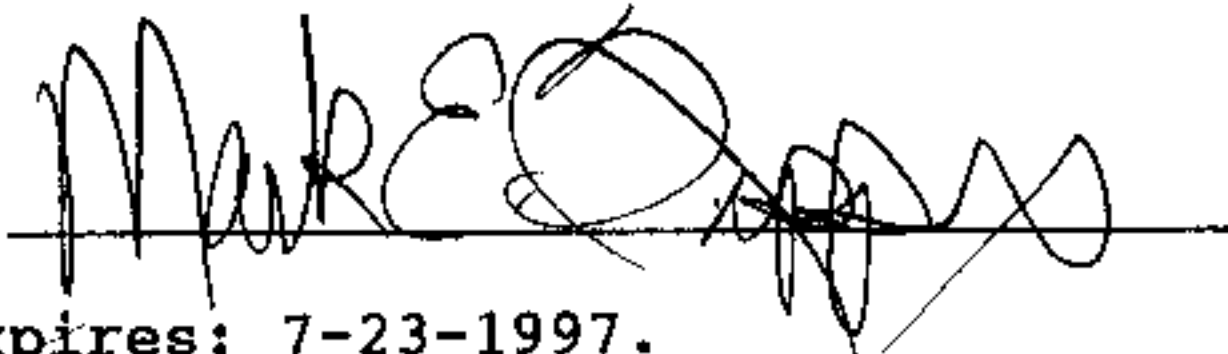
  
JOHN D. PARKER

  
SHELIA D. PARKER

State of Alabama  
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that JOHN D. PARKER and SHELIA D. 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 26th day of JUNE 1993.

Notary Public: 

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins 14 Office Park Circle #105  
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: Roy C. Albarado 14 Frankie's Lane Alabaster, Alabama 35007

Inst # 1993-19129

06/30/1993-19129  
09:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 20.50