

THIS INSTRUMENT PREPARED BY:
Donald R. Hamlin, Attorney at Law
P. O. Box 657, Ashland, AL 36251

SEND TAX NOTICE TO:

Annette Pendergrass
3450 Ironman Rd.
Danville, AL 35019

500.00

WARRANTY DEED JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY COUNTY *

That in consideration of \$1.00 (One Dollars and no/100's) and other valuable considerations to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, W.C. PARKER, AND WIFE, KATHLEEN PARKER, (herein referred to as Grantor), do grant, bargain, sell and convey unto JANE ANNETTE PENDERGRASS, A MARRIED WOMAN, AND BRANDI ANGELA PARKER, A SINGLE WOMAN, (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:

SEE EXHIBIT "A" ATTACHED HERETO.

The Parties to this conveyance expressly agree that the liability of the preparer of this instrument is limited to an amount no to exceed the cost of said instrument of \$50.00.

Parcel conveyed herein does not constitute any part of Grantors' Homestead.

Description furnished by that certain survey performed by Amos Cory, Registered Land Surveyor, on the 18th day of January, 1993.

No title inspection or title insurance requested or provided by the preparer of this instrument.

No survey requested or provided by the preparer of this instrument.

Inst # 1996-10011

03/27/1996-10011
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.00

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and 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 22nd day of March, 1996.

W.C. Parker
W.C. Parker

Kathleen Parker
Kathleen Parker

STATE OF ALABAMA * GENERAL ACKNOWLEDGMENT
COUNTY OF CLAY *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that W.C. PARKER AND KATHLEEN 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 22nd day of March, 1996.

Jennifer J. Conville
Notary Public
My Commission Expires: 7-13-99

EXHIBIT "A"

A parcel of land in the N.W.1/4 of the N.E.1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; described as follows:
Commence at the Southwest corner of said 1/4-1/4 section,
Thence run North along the West 1/4-1/4 line 120.00 feet,
Thence turn right 89 deg. 59 min. 28 sec. and run East 210.75 feet to the point of beginning:
Thence turn right 90 deg. 08 min. 06 sec. and run South 120.00 feet,
Thence turn left 90 deg. 08 min. 07 sec. and run East 60.00 feet,
Thence turn left 89 deg. 51 min. 53 sec. and run North 284.99 feet to a point on a county maintained road,
Thence turn left 76 deg. 52 min. 29 sec. and run Northwest 15.4 feet,
Thence turn left 103 deg. 07 min. 31 sec. and run South 168.53 feet,
Thence turn right 89 deg. 51 min. 53 sec. and run West 45.60 feet to the point of beginning. Containing 0.22 acre.

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003 NCB 14.00