

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LINWOOD PARSON, III
3045 BROOKHILL DRIVE
BIRMINGHAM, AL 35242

Inst # 2000-26075

08/03/2000-26075
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 71.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED and 00/100 (\$285,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DOUGLAS R. TOAL and JUNE K. TOAL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINWOOD PARSON, III and DEBRA S. PARSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE AMENDED MAP AND SURVEY OF MEADOW BROOK, 16TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 9, PAGE 151, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 1999 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 35 FOOT BUILDING LINE FROM BROOKHILL DRIVE, AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON THE REAR OF SUBJECT PROPERTY, AS SHOWN ON RECORDED MAP.
4. 10 FOOT EASEMENT ON THE NORTHEASTERN SIDE, AS SHOWN ON RECORDED MAP.
5. IRREGULAR 20 FOOT EASEMENT, AS SHOWN ON RECORDED MAP.
6. RESTRICTIONS, AS SETFORTH IN REAL VOLUME 62, PAGE 562.
7. RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY, AS RECORDED IN REAL VOLUME 66, PAGE 318.

8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET FORTH IN REAL VOLUME 75, PAGE 613.

\$228,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DOUGLAS R. TOAL and JUNE K. TOAL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2000.

*Douglas R. Toal, by and through
his attorney in fact, Jan Schmidt*

DOUGLAS R. TOAL, BY AND THROUGH
HIS ATTORNEY IN FACT, JAN SCHMIDT

June K Toal
JUNE K. TOAL

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JAN SCHMIDT, whose name as Attorney in Fact for DOUGLAS R. TOAL, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 31st day of July, 2000.

R. A. D. Pal
NOTARY PUBLIC

MY COMMISSION EXPIRES:


7/1/02

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JUNE K. TOAL, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 2000.



Notary Public

My commission expires: 7/11/02

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