

\$73,000.00

SEND TAX NOTICE TO: (Name) **Deborah A. Whitfield
and Teddy D. Whitfield**
(Address) **53126 Highway 25
Vandiver, AL 35176**

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE & NO/100 (\$1.00) dollars**, and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Jason O. Parker, a married man; Deborah A. Whitfield, and husband, Teddy D. Whitfield**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Deborah A. Whitfield and husband, Teddy D. Whitfield** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of SW 1/4 of SW 1/4, Section 11, Township 18, Range 1 East, run West along North boundary line 630 feet to intersection of Leeds Highway, thence Southeast along said Highway 325 feet to starting point of the following described lot; thence Northeast 210 feet at right angles to said road; thence Southeast 328 feet parallel with road; thence Southwest 210 feet to intersection of said road; thence 328 feet Northwest along said road to starting point, containing one and one-half (1 1/2) acres more or less.

Also, another lot as follows: Begin at NE corner of the foregoing lot as a starting point, thence NE 175 feet; thence SE 210 feet; thence in a Southerly direction 175 feet; thence NW 328 feet to starting point.

Grantors, Jason O. Parker and Deborah A. Whitfield are the only children of Bettie Jo Parker, who died on April 25, 1988, while married to Leo Parker. Grantors, Jason O. Parker and Deborah A. Whitfield are also the only children of Leo Parker, who died on September 10, 2000, as a widower. The intent of this deed is to convey all property heretofore owned by Leo Parker and wife, Bettie Jo Parker, as described in Deed Book 225, page 508, Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of Jason O. Parker or his spouse.

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 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 they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will 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 10th day of Jan., 2001.

Jason O. Parker (SEAL)
Jason O. Parker

Deborah A. Whitfield (SEAL)
Deborah A. Whitfield

Teddy D. Whitfield (SEAL)
Teddy D. Whitfield

03/05/2001-07457
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 88.00

Inst # 2001-07457

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jason O. Parker, Deborah A. Whitfield, and Teddy D. Whitfield**, 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 10th day of January, 2001.

 (SEAL)
Notary Public

Inst # 2001-07457

03/05/2001-07457

10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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