



20080702000269780 1/2 \$160.00
 Shelby Cnty Judge of Probate, AL
 07/02/2008 01:41:57PM FILED/CERT

Shelby County, AL 07/02/2008
 State of Alabama

Deed Tax: \$146.00

145,750
 JHP

THE WITHIN DEED WAS PREPARED AT THE REQUEST OF GRANTOR AND GRANTEE AND WITH THE TITLE BEING EXAMINED

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
 CORRETTI, NEWSOM & HAWKINS
 1804 7th Avenue North
 Birmingham, AL 35203
 Telephone: (205) 251-1164

Send Tax Notice To:

Carol Hanna Parker
 Michael Parker
 5319 Dunnavant Valley Cove
 Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)
 :
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Carol Hanna Parker and husband, Michael Parker** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Carol Hanna Parker and husband, Michael Parker** (hereinafter referred to as Grantees), as joint tenants with right of survivorship, all of Grantor's interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of the NW ¼. Section 10, Township 19 South, Range 1 West, described as follows: Commence at the SE corner of the SE ¼ of the NW ¼ of said Section 10, and sighting West along the South line of said ¼ - ¼ Section ; turn an angle to the right of 56 degrees 16 minutes and run Northwesterly 494.02 feet to the point of beginning; thence continuing in same direction a distance of 320 feet to a point; thence left 90 degrees in a Southerly direction 271.75 feet to a point; thence left 90 degrees in an Easterly direction 501.46 feet to point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Easements, restrictions, liens and encumbrances of record, if any.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to said Grantees, as joint tenants with right of survivorship, their heirs, personal representatives 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 Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantees, their heirs, personal representatives and assigns that Grantors



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are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantees, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 6 day of August, 2004.

Carol Hanna Parker (SEAL)
CAROL HANNA PARKER

Michael Parker (SEAL)
MICHAEL PARKER

KELLY J. PARAMORE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
FEBRUARY 28, 2007
THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Carol Hanna Parker and husband, Michael 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 6 day of August, 2004.

Kelly J. Paramore
NOTARY PUBLIC
My commission expires: 2/28/07