

Send tax notice to: Brian D. Parker
52 Burnham St., Birmingham, Al. 35242

This instrument was prepared by: Duell Law Firm, LLC, 4320 Eagle Point Pkwy., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED THOUSAND AND NO/100 (\$500,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, NICK R. PIHAKIS and his wife SUZANNE PIHAKIS (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BRIAN D. PARKER and JENNIFER PARKER (herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 6-03 in Block 6, according to the Survey of Mt. Laurel-Phase 1A, as recorded in Map Book 27, Page 72 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$400,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith

\$49,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this _____ day of May, 2009.

NICK R. PIHAKIS

(Seal)

SUZANNE PIHAKIS

(Seal)

Deed Tax : \$50.50

State of ALABAMA

County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nick R. Pihakis & his wife Suzanne Pihakis 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2009.

My commission expires:

NOTARY PUBLIC