

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Eight Hundred and no/100 (\$3,800.00) DOLLARS

to the undersigned grantors, J. Frank Parks and wife, Margaret B. Parks

in hand paid by Wilbur M. Sutter and Virginia H. Sutter

the receipt whereof is acknowledged we the said J. Frank Parks and wife, Margaret B. Parks

do grant, bargain, sell and convey unto the said Wilbur M. Sutter and wife, Virginia H. Sutter

an undivided one-fifth (1/5) interest in and to as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Also, the East 70 feet of the N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18; the East 180 feet of the S $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18; the East 250 feet of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18; and the South 20 feet of the West 1070 feet of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18, all in Township 20 South, Range 2 West, Shelby County, Alabama. Subject to all easements of record.

Commence at the southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 20, South Range 2 West, and run West along south boundary of said quarter-quarter section for a distance of 250 feet to a point, thence run north and parallel to East boundary of said quarter-quarter section for a distance of 20 feet to the point of beginning of the herein described parcel of land. From point of beginning run West and parallel to south boundary of said quarter-quarter section for a distance of 981 feet, more or less, to point on East side of road, thence run north for a distance of 15 feet to a point, thence run south 89° 20' East for a distance of 600 feet, more or less, to a point in center line of ditch, thence run north 19° 26' East for a distance of 694 feet, more or less, to a point in center line of ditch, thence run east and parallel to south line of said quarter-quarter section for a distance of 150 feet to a point, also being northwest corner of east 250 feet of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence run south and parallel to East boundary of quarter-quarter section for a distance of 662.8 feet to point of beginning. Situated in Shelby County, Alabama.

Except balance owing by us to the First National Bank of Alabaster, Alabama, volume 257, page 258 and volume 265, page 488 in the Probate Office of Shelby County, Alabama; and easements to Alabama Power Company, volume 127, page 376 and volume 203, page 15 in said Probate Office of Shelby County, Alabama, and all other easements, if any, of record.

TO HAVE AND TO HOLD Unto the said Wilbur M. Sutter and wife, Virginia H. Sutter

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 grantee 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., except as hereinbefore designated,

that we have a good right to sell and convey the same as aforesaid; that we will, and 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, except as hereinbefore designated.

In Witness Whereof, we have hereunto set our hands and seals

this 8th day of September, 1961.

WITNESSES:

J. Frank Parks (Seal.)
J. Frank Parks

Margaret B. Parks (Seal.)
Margaret B. Parks

(Seal.)

218 277

1.45
4.00
5.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

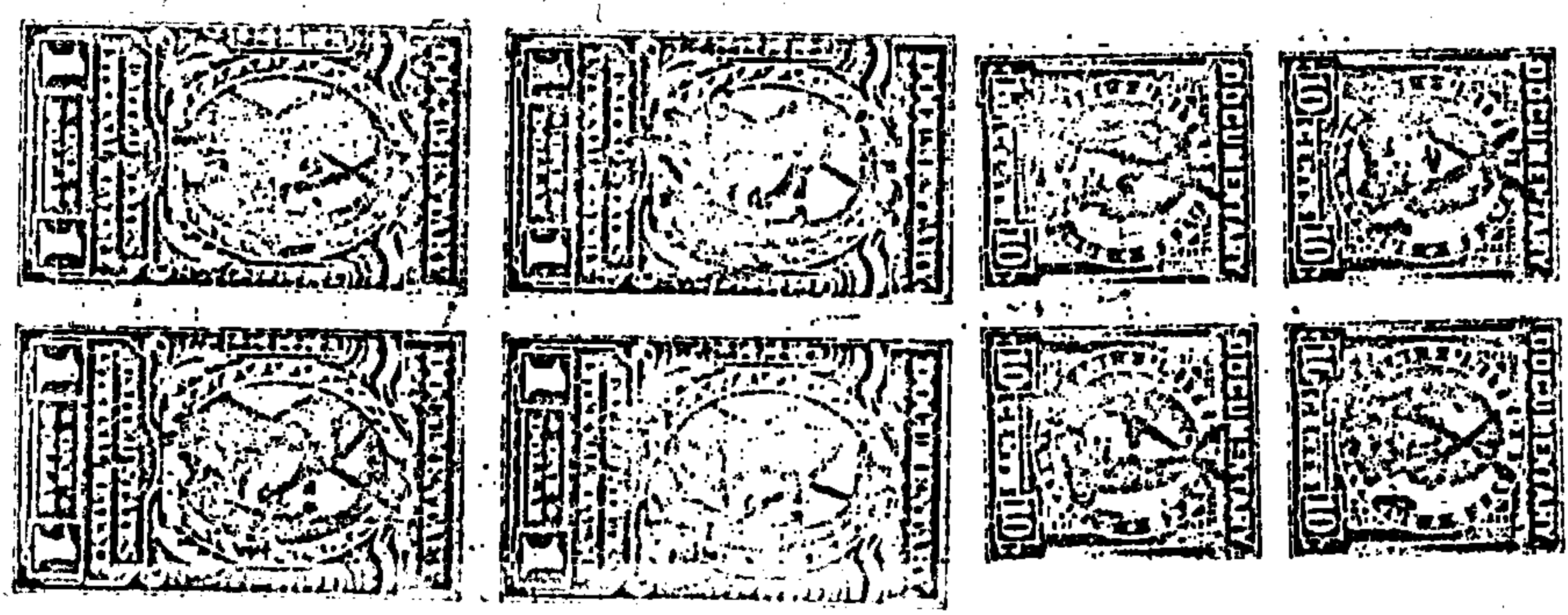
WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

RETURN TO: *See en*
City
Jefferson
Parks and wife
Margaret B. Parks
TO
William M. Sullivan and
wife, Virginia H. Sullivan

State of ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that J. Frank Parks and wife, Margaret B. Parks
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 *8th* day of September, 1961.
Margaret B. Parks
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *11-13-61*
RECORDED & \$ *1.00* MFG. TAX
& \$ *4.00* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE