

350⁰⁰ park

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

see my 275
page 141

That in consideration of --THREE HUNDRED, FIFTY and NO/100-----DOLLARS
and other good and valuable considerations and assumption of hereinafter described mortgage

to the undersigned grantor MARY G. SMILEY, A WIDOW

in hand paid by EDWARD JAMES PARKER and wife, SAUNDRA A. PARKER

the receipt whereof is acknowledged I the said MARY G. SMILEY, a widow

do grant, bargain, sell and convey unto the said EDWARD JAMES PARKER and wife, SAUNDRA
A. PARKER

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Part of Lots 15, and 16, in the Survey of Cahaba River Estates, as recorded in Map Book 17,
Page 64, in the Office of the Judge of Probate of Jefferson County, Alabama, and Map Book 3,
Page 11, in the Office of the Judge of Probate of Shelby County, Alabama, and part of the
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, more particularly described as
follows: Begin at the Southwest corner of Lot 8, in said Cahaba River Estates, and run North
along the West line of Lots 8 and 7 in said survey for 216.9 feet; thence at an angle to the
left of 109 degrees 45 minutes and in a Southwesterly direction 430.19 feet; thence at an
angle to the left of 10 degrees 05 minutes and run 108.4 feet; thence at an angle to the
left of 78 degrees 16 minutes and in a Southeasterly direction 168.39 feet; thence at an
angle to the left of 12 degrees 50 minutes for a distance of 107.36 feet; thence at an angle
to the left of 18 degrees 47 minutes and run 152.23 feet to a point of curve to the left,
said curve having a radius of 82.61 feet, thence along the arc of said curve 126.98 feet
to point of tangent; thence Northeasterly along said tangent 59.8 feet to point of curve to
the right, said curve having a radius of 130.76 feet, thence along the arc of said curve to
the right a distance of 77.56 feet to point of tangent, thence along said tangent to its
intersection with the East boundary line of Lot 15, in said Cahaba River Estates; thence
North along said East boundary line approximately 226 feet to point of beginning.
Mineral and mining rights excepted.

As a part of the consideration herein the grantees assume and agree to pay the balance of that
certain mortgage executed by Jimmie Breckenridge Smiley III and Mary G. Smiley, to Engel Mortgage
Company, Inc., recorded in Volume 256, Page 186, in the Probate Office of Shelby County, Alabama,
transferred to The New York Savings Bank by transfer recorded in Deed Book 195, Page 543, in said
Probate Office.

TO HAVE AND TO HOLD Unto the said EDWARD JAMES PARKER and wife, SAUNDRA A. PARKER

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 I do, for myself and for my heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises;
that they are free from all encumbrances, except the taxes due October 1, 1962 and the above
described mortgage
that I have a good right to sell and convey the same as aforesaid; that I will, and my
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, I have hereunto set my hand and seal,

this 11th day of December, 1961

WITNESSES:

Mary G. Smiley (Seal.)
(Mary G. Smiley)
_____. (Seal.)
_____. (Seal.)
_____. (Seal.)

BOOK 218 PAGE 550

RETURN TO:

Emmett Cloud Realty Company

MARY G. SMILEY, A Widow

TO

EDWARD JAMES PARKER and wife,

SAUNDRA A. PARKER

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
JEFFERSON COUNTY

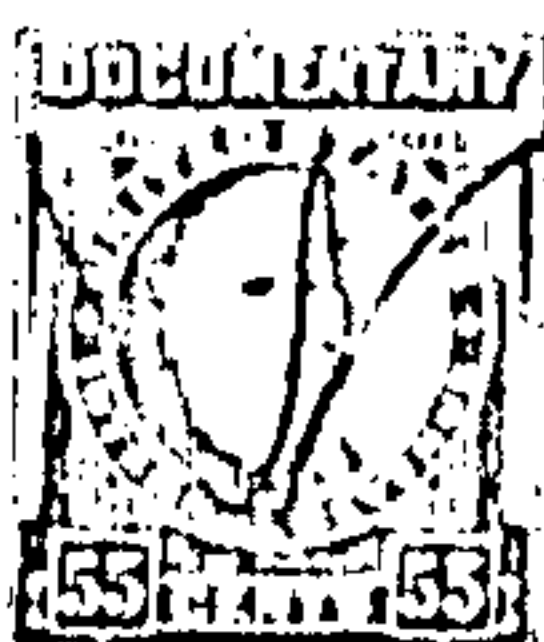
I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that MARY G. SMILEY, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

11th day of December, 1961

Margaret Scruggs
Notary Public.

BOOK 218 PAGE 551



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12-13-61
RECORDED & MTG. TAX
2-50 LED TAX HAS BEEN
PD. ON THIS INSTRUMENT

Conrad M. Fowler
JUDGE OF PROBATE