

Charles A. J. Beavers

1122 North 22nd Street

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

See Mtg 337-610

That in consideration of Sixty-Three Thousand and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

F. Cordray Parker and wife, Apollonia K. Parker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard A. Parker and wife, Susan R. Parker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 46, according to the Survey of Chandalar South, First Sector,
as recorded in Map Book 5, Page 106, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974, a lien but not yet payable.
2. A 35 foot building set back line and easements as shown by record plat.
3. Restrictions, as to underground cables in Mis. Book 2, Page 707, Page 471.
4. Easements and agreements to Alabama Power Co. in Deed Book 277, Page 471.
5. Easements to Alabama Power Co. in Deed Book 278, Page 477.

\$45,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



19740311000011430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 11 AM 8:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. M. J. Beavers
JUDGE OF PROBATE

BOOK 285 PAGE 672

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~K~~(we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~K~~(we) will and ~~our~~ (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 hand and seal, this 8th day of March, 1974.

WITNESS:

F. Cordray Parker
F. Cordray Parker
Apollonia K. Parker
Apollonia K. Parker

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Cordray Parker and wife, Apollonia K. 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 8th day of March A. D., 1974