

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers

1122 North 22nd Street

4970
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

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

Cordray Parker and wife, Apollonia K. Parker

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

Tommy J. Brooks and wife, Marilyn Brooks

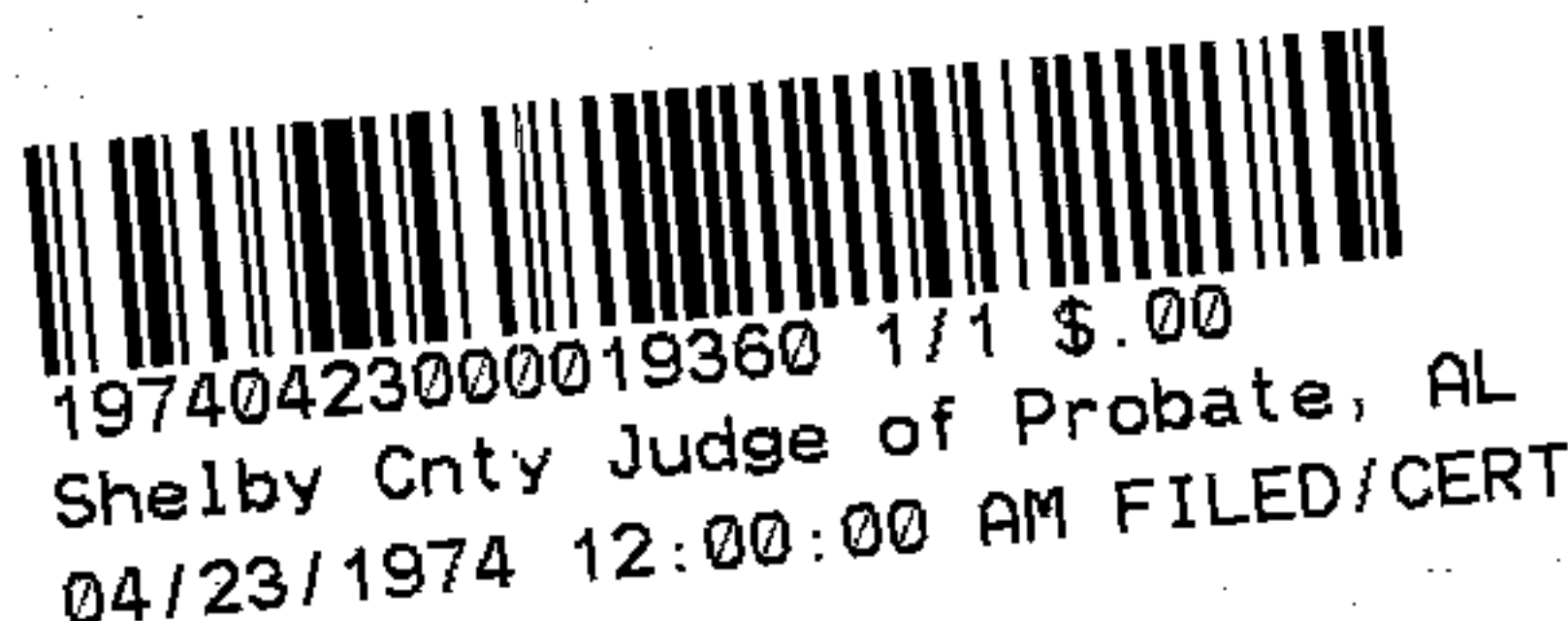
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19, 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 easement as shown by record plat.
3. Restrictions as to underground cables in Misc. Book 2, Page 707, which contain no reversionary clause.
4. Easements and agreements to Alabama Power Company in Deed Book 277, Page 471.
5. Easements to Alabama Power Company in Deed Book 278, Page 477.

\$44,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
REC. BK. & PAGE AS SHOWN ABOVE
1974 APR 23 AM 8:15
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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: except as set forth above.

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 17th day of April, 1974.

WITNESS:

Cordray Parker

Apollonia K. Parker

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned

hereby certify that 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 17th day of April, A.D., 1974