

This instrument was prepared by

8692



19760921000090250 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/21/1976 12:00:00AM FILED/CERT

(Name) William A. Parker, Attorney at Law

(Address) 1211 28th Street South, Birmingham, Alabama 35205

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Eight Hundred and no/100 (\$2,800.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William A. Parker, III and wife, Judi W. Parker  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Freddie R. Stewart (a single woman) and Freddie R. Cook

(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:

A tract of land located in the Southwest Quarter of Northwest Quarter of Section 18 - Township 21 South - Range 2 East, Shelby County, Alabama, more particularly described as follows:

Begin at a point on the Northeast line of Lot 1, Block 1, of Parker's Subdivision as recorded, that is five feet Northwest of the most Easterly corner of said lot, thence looking Northwesterly along said lot line, turn 84°19' right in a Northeasterly direction a distance of 75.73 feet to the point of a curve to the right, said curve being subtended by a central angle of 5°24'24" and having a radius of 348.33 feet, thence around the arc of said curve 32.92 feet, thence 87°17'48" left from the chord of said curve Northwesterly, 275.15 feet, thence 89°43' left Southwesterly along a projection of the Northwest line of Lot 3, Block 1 Parker's Subdivision as recorded, a distance of 106.9 feet to the Northern most corner of said Lot 3, thence 90°left Southeasterly along the Northeast line of Lots 3, 2, and 1 of Block 1 of said Subdivision a distance 284.36 feet more or less to the point of beginning.

Subject to easements and restrictions of record.

Subject to restrictions recorded in Book 251, Page 145, in the Office of the Judge of Probate, Shelby County, Alabama.

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 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 hand(s) and seal(s), this 23 day of August, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William A. Parker, III and wife, Judi W. Parker whose name s 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 23 day of August, A. D., 1976.

Notary Public