

This instrument was prepared by

(Name) George D. H. McMillan, Jr.

(Address) 1550 1st Nat'l-So. Natural Bldg., B'ham., Alabama 35203

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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

8929

That in consideration of Thirty-seven Thousand and No/100ths (\$37,000.00) DOLLARS and other good and valuable consideration

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

P. L. Baldwin, Jr. and wife, Frances G. Baldwin
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Hershel Parker and wife, Gloria Jean 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:

The North 1/2 of Lot 9 in Block No. 1 of Pine Grove Camp, according to the survey of said Pine Grove Camp, as the same is recorded in Map Book 4, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, and being situated in the S.E. 1/4 of the S.E. 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama.

Subject to the following:

Water rights to Alabama Power Company recorded in Vol. 52, page 76, in the Probate Office of Shelby County, Alabama.

Right of way and flood easement to Alabama Power Company recorded in Vol. 243, Page 650, in said Probate Office.

Right of way to Alabama Power Company recorded in Vol. 221, Page 109 in said Probate Office.

Mineral and mining rights and rights incident thereto.

Right of way and flood easement to Alabama Power Company recorded in Lis Pendens 4, page 299, in said Probate Office.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

28th

day of September, 1976

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 SEP 30 AM 10:23

Deed Jul 20 1976

Comaf m 30-mln

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

P. L. Baldwin, Jr.

P. L. BALDWIN, JR.

Frances G. Baldwin

FRANCES G. BALDWIN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

19760930000093290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1976 12:00:00AM FILED/CERT

I, David M. Olive, a Notary Public in and for said County, in said State, hereby certify that P. L. Baldwin and Frances G. Baldwin 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 28th day of

September, A. D., 1976

David M. Olive

Notary Public.