

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty five thousand two hundred fifty and no/100 (\$35,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jerry V. Downing and wife, Sara T. Downing (herein referred to as grantors) do grant, bargain, sell and convey unto

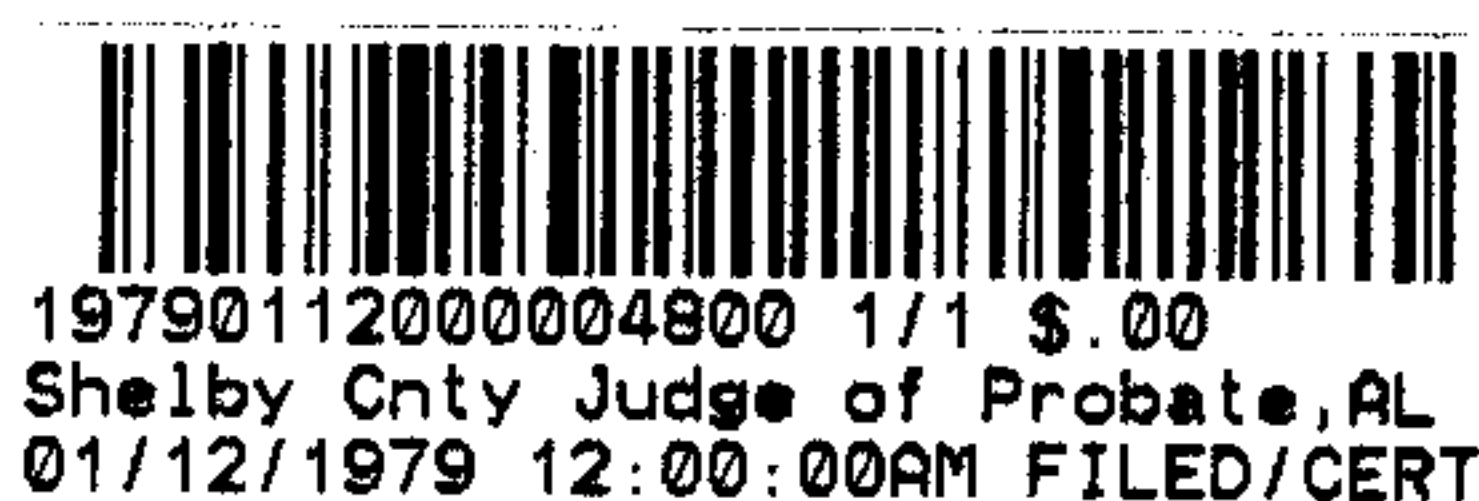
R. Denson Parker and Joyce S. Parker (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby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

Lot 7, according to the survey of Windwood Circle Residential Subdivision, as recorded in Map Book 6, page 154, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1979.

Subject to restrictions, easements, building lines and rights of way of record.



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 ~~x~~ (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, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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(s) and seal(s), this 10th day of January, 1979

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)
1979 JAN 12 AM 8:26

(Seal)
Thomas A. Downing, Jr.
JUDGE OF PROBATE

Deed 35.50
Rec. 1.50
Ind. 1.00
38.00

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Jerry V. Downing and wife, Sara T. Downing 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 10th day of January

(Signature of Larry L. Halcomb)
Notary Public
A. D. 1979

Commission Expires January 23, 1982