

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND AND NO/100-----(\$55,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Louise H. Parker, an unmarried woman

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

Edwin Michael Speed and wife, Laura C. Speed

(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 45, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Louise H. Parker is the surviving grantee of that certain deed recorded in Book 305, Page 626, in the Probate Office of Shelby County, Alabama; the other grantee, David T. Parker, Jr., having died on or about September 3, 1978.

BOOK 322 PAGE 699



19791017000135370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/17/1979 12:00:00AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 11th day of October, 1979.

WITNESS:

Sec Mtg Bk 397-328

deed tax 5.00

(Seal) 1.50

Ind 1.00

(Seal) 7.50

Louise H. Parker (Seal)
Louise H. Parker

OCT 17 AM 9:16 (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise H. Parker, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of

October A. D., 19 79.

Frank K. Bynum

Notary Public.

Bynum & Bynum