

35-3

This instrument was prepared by

(Name) Michael Bolin

(Address) 623 Frank Nelson Building Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND AND NO/100----



-DOLLARS

19811013000109300 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/13/1981 00:00:00 FILED/CERTIFIED

to the undersigned grantor, Regency Homebuilders, Inc.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Roger E. Parker and wife, Raylene A. 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 288, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, page 50, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to:
Advalorem taxes for the year 1982.

Restrictions appearing of record in Misc. Volume 24, page 890.

Right of way granted to Alabama Power Company by instrument(s) recorded in Misc. Volume 25, page 742; Misc. Volume 25, page 747.

35 foot building set back line from Dalton Drive and Chandabrook Circle and a 10 foot easement along the Northeasterly lot line as shown on recorded map.

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\$72,900.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, George B. Juneman who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of October 19 81.

ATTEST:

1981 OCT 13 AM 10:16

Secretary

Regency Homebuilders, Inc.

By George B. Juneman President

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that George B. Juneman
whose name as President of Regency Homebuilders, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 8th day of October 1981.

Notary Public

Jackson