

(Name) Wade H. Morton, Jr. Attorney at Law

(Address) P. O. Box 1227, Columbiana, Alabama 35051

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,

That in consideration of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS, repair and refurbishing work valued by the parties at \$4,000.00, and execution and delivery of the following described purchase money mortgage to the undersigned grantor of grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHNIE L. PARKER and wife, ONVIA A. PARKER,

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

KENNETH TERRELL McDONALD and wife, MARY S. McDONALD,

(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:

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 137.0 feet to a point on the Southerly right-of-way line of Shelby County Highway Number 43, known as the Bear Creek Road; thence turn 94 degrees 50 minutes 33 seconds to the left and run along said County road for a distance of 333.94 feet; thence turn 85 degrees 09 minutes 27 seconds to the left for a distance of 108.59 feet to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn 89 degrees 57 minutes 41 seconds to the left and run along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 332.75 feet to the point of beginning.

Subject to all easement and rights-of-way of record in the Office of the Judge of Probate, Shelby County, Alabama, and ad valorem taxes for 1982 and subsequent years.

\$25,650.00 of the consideration for this deed is secured by a purchase money mortgage from the Grantees herein to the Grantors herein covering the above described real estate, which was executed and delivered 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 27th day of August, 1982.

WITNESS:

Deed TAX 4.50
Rec 1.50
Jud 1.00
7.00
1982 AUG 31 AM 9:02

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnnie L. Parker and wife, Onvia A. Parker, 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 27th day of August

Return to:

Mr. and Mrs. Kenneth Terrell McDonald
P O Box 2
Vandiver, Alabama 35176

Johnnie L. Parker

Onvia A. Parker

Wade H. Morton, Jr.
Notary Public