

This instrument prepared by

(Name) Joan D. Roy, Leitman, Siegal & Payne, P.A.

(Address) 425 First Alabama Bank Building, Birmingham, Ala.

19830207000016780 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/07/1983 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixteen Thousand Four Hundred Fifty & No/100 (\$116,450.00) DOLLARS and the assumption of the hereinbelow described Mortgage in the amount of \$61,396.19

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LOUISE THOMAS PARKER (who is one and the same person as Louise Thames) and husband, DALE PARKER (herein referred to as grantors) do grant, bargain, sell and convey unto WALTER D. CRUMP and wife, FREIDA B. CRUMP

(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:

A parcel of land situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said SE 1/4 of the NE 1/4; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to the center line of Shelby County Highway 283; thence 13 deg. 12' right, along said center line, in a Southwesterly direction, a distance of 588.83 feet; thence 85 deg. 05' right, in a Northwesterly direction, a distance of 30.11 feet to the point of beginning; thence continue along last described course a distance of 588.13 feet thence 75 deg. 45' 30" left, in a Southwesterly direction, a distance of 162.26 feet; thence 104 deg. 14' 36" left, in a Southeasterly direction, a distance of 263.18 feet; thence 90 deg. 17' 45" left, in a Northeasterly direction, a distance of 57.64 feet; thence 90 deg. 17' 51" right, in a Southeasterly direction, a distance of 356.60 feet to the Northwesterly right of way line of Shelby County Highway 283; thence 85 deg. 05' left, in a Northeasterly direction, along said right of way line, a distance of 100.0 feet to the point of beginning. According to survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.

Subject to:

SEE EXCEPTIONS ON ATTACHED EXHIBIT "A", WHICH ARE INCORPORATED HEREIN BY REFERENCE.

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 K(we) do for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that X(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 4th day of February, 1983

WITNESS:

(Seal)

Louise Thames Parker (Seal)

(Seal)

Dale Parker (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Joan D. Roy, a Notary Public in and for said County, in said State, hereby certify that Louise Thames Parker and husband, Dale 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 4th day of February, A. D.

Joan D. Roy

Notary F.

My Commission Expires: 5/21/86

Leitman, Siegal & Payne
1015 - 1st. Ala. Bank Bldg.

Subject to:

1. Taxes for 1983 and subsequent years. 1983 taxes are a lien but not due and payable until October 1, 1983.
2. Right of way in favor of Alabama Power Company recorded in Deed Book 127, Page 566, in Probate Office of Shelby County, Alabama.
3. Permit to South Central Bell Telephone Company recorded in Deed Book 285, on Page 183, in Probate Office of Shelby County, Alabama.
4. 6-foot building line from the Northerly, Westerly, and Southerly sides of caption lands, as shown by survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982 and encroachment of 2 metal buildings to the extent shown by said survey of Allen Whitley.
5. 25-foot building line from the Easterly side of caption lands as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
6. Asphalt paving as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
7. Drain as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
8. Pool, as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
9. Fences as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
10. Water meter and gas meter on the East line of said property as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
11. Pipe Line Easement to Southern Natural Gas Company, recorded in Deed Book 143, Page 105, in Probate Office.
12. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
13. The terms and conditions of that certain mortgage from H & P Dev., Inc. to Birmingham Trust National Bank as recorded in Mortgage Book 377, Page 817, in the Probate Office of Shelby County, Alabama, which the Grantees herein assume and agree to pay according to the terms and conditions thereof.

\$101,450.00 of the purchase price recited above was paid by a Purchase Money Mortgage Loan closed simultaneously herewith.

Deed tax - 116.50
Rec. 3.00
Ind. 1.00

120.50

1983 FEB -7 PM 4:29

EXHIBIT "A"

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BOOK