

This instrument was prepared by

(Name) _____

(Address) _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred one thousand and no/100 (101,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John N. Lauriello, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald E. Parker and wife, Sandra C. Parker
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 27, according to the Survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, page 59, in the Office of the Judge of Probate, Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

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

\$ 90,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 357 PAGE 529

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 17th day of July, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 23 PM 2:05
1984

Rec'd tax 10 50
Rec 2 50
Ind 1 00
Ind 4 00

John N. Lauriello

JUDGE OF PROBATE

(Seal) (Seal) (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 John N. Lauriello, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July A. D., 1984

Notary Seal

My commission expires 1986