

COPY

(Name) Mr. James B. Parker

This instrument was prepared by

795-

(Address) 942 Navaho Trail
Alabaster, AL 35007

(Name) James S. Oster, Attorney

1211 28th Street South

(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$40,190.12 and the assumption of the first mortgage DOLLARS referred to below.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MetroBank, 1701 11th Avenue South, Birmingham, AL 35205

(herein referred to as grantors) do grant, bargain, sell and convey unto James B. Parker and Lenora M. Parker, 942 Navaho Trail, Alabaster, AL 35007

(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 1, in Block 1, according to the Survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to an existing first mortgage in favor of Mortgage Corporation of the South, as assignee of Cobb, Allen, and Hall Mortgage Co. Inc., as recorded in Mortgage Book 312, Page 810 in Shelby County, Alabama.

BOOK 002 PAGE 974

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 DAT

day of Dec 6, 1983

WITNESS:

[Signature]
STATE OF ALABAMA
JUDGE OF PROBATE
1984 SEP 24 AM 9:53
Corrected (Seal)

MetroBank (Seal)
By R. Van Rogers Admin (Seal)
Rec 2.50
Jud 1.00
3.50 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, X Karen P. LeBerte, a Notary Public in and for said County, in said State, hereby certify that R. Van Rogers he is such officer with full authority and executed the whose name Admin VP signed to the foregoing conveyance, and same voluntarily known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance 2.2 for said corporation, Metro Bank executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A. D., 1983

James S. Oster
824-833 Brown Mary Souder
My Commission Expires April 4, 1985
Notary Public