

This instrument was prepared by



(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road

SEND TAX NOTICE TO:
Michael J. Schmidt
2568 Chandalar Lane
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Three Thousand Seven Hundred and no/100 DOLLARS

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

Jerry K. Parker, Jr. and wife, Deborah K. Parker

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

Michael J. Schmidt and wife, Mary R. Schmidt

(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 198, according to the Map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in the Town of Pelham, Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Trust National Bank, recorded in Mortgage Book 396, Page 844, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 (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 12th day of October, 1984

WITNESS:

STATE OF ALABAMA
NOTARY PUBLIC
INSTRUMENT NO. 1043

1984 OCT 17 AM 9:06

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Need tax - 2400
250
100
2750
Jerry K. Parker, Jr. (Seal)
Deborah K. Parker (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry K. Parker, Jr. and wife, Deborah K. 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 12th day of October, A. D., 1984