

This instrument prepared by

(Name) Sue Brantley

(Address) 1402 Adams Street, Pelham, Alabama 35124

Form 1-1-6 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 Twelve Thousand And NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James L. Denham, an unmarried man

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

Dale Parker and wife, Louise C. Parker

(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:

Lot 45, Riverchase West, Dividing Ridge Residential Subdivision, First Addition, a subdivision of Riverchase, according to plat recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 24, Riverchase West Residential Subdivision, Second Addition, a subdivision of Riverchase, according to plat recorded in Map Book 7, Page 59, in the office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

This conveyance subject to Easements and Restrictions of record.

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, I have hereunto set my hand(s) and seal(s), this 22<sup>nd</sup> day of October, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

RECORDING FEES

I CERTIFY THIS

DEED TAX  
Recording Fee \$ 2.50

INSTRUMENT WAS FILED (Seal)

Index Fee 1.00

1984 OCT 23 AM 9:40 (Seal)

TOTAL \$ 15.50

(Seal)

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 James L. Denham, and unmarried 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 22<sup>nd</sup> day of October, A. D., 1984

C. B. Holliman

Notary Public.