

This instrument is prepared by

(Name) COURTNEY H. MASON, JR.  
2032 VALLEYDALE ROAD  
(Address) BIRMINGHAM, ALABAMA 35236-0187



**Cahaba Title Insurance Company, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY THOUSAND TWO HUNDRED FIFTY AND NO/100TH (\$20,250.00)-----DOLLARS

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

FRANK JEFFERSON COOK, III AND WIFE, JUNE COOK

(herein referred to as grantors) do grant, bargain, sell and convey unto  
NANCY D. PARKER AND HUSBAND, WAYNE 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, Block 1, according to the Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Company as recorded in Mortgage Book 374, Page 777, and subsequently assigned to Stockton, Whatley, Davin & Company by Misc. Volume 43, page 880 in the Probate Office of Shelby County, Alabama according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 817 Creekview Drive, Pelham, Alabama 35124

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, we have hereunto set our hand(s) and seal(s), this 30th day of May, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

1985 JUN -3 AM 10:12 (Seal)

John R. Cunningham (Seal)  
JUDGE OF PROBATE

Frank Jefferson Cook, III (Seal)

June Cook (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 FRANK JEFFERSON COOK III AND WIFE, JUNE COOK whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, A. D. 1985