

**Cahaba Title, 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



This instrument is prepared by

(Name) COURTNEY H. MASON, JR.

2032 VALLEYDALE ROAD

(Address) BIRMINGHAM, ALABAMA 35236-0187

## 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 GRANTEEES 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 GRANTEEES) 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

PAGE 025  
PAGE 026  
PAGE 027TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES,  
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 GRANTEEES, their heirs and assigns forever,  
against the lawful claims of all persons.IN WITNESS WHEREOF, we, have hereunto set our hands and seal(s), this 30th  
day of May, 1985.WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

Rec'd 4-20-85  
Rec'd 4-25-85  
Jnd 1-10  
23-40

FRANK JEFFERSON COOK, III

JUNE COOK

(Seal)

(Seal)

(Seal)

1985 JUN -3 AM 10:12 (Seal)

JUDGE OF THE PEACE (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 is 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