

SEND TAX NOTICE TO:

(Name) William H. Parker

(Address) 768 Westover Road

Harpersville, Ala. 35078

This instrument was prepared by

(Name) Mayo C. Crain

(Address) 4227 Milhaven Dr., Bham, Ala. 35243

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred (\$500.00) DOLLARS

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

William H. Parker, an unmarried man,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

William H. Parker and Lilly M. Epperson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

All that part of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 23, Township 19, Range 1 East, which lies south of R/W of State Highway #91, also known as U.S. Highway #280, together with improvements thereon.

Mineral and mining rights excepted.

This is the same real estate as described in Warranty Deeds as recorded in the Probate Office, Shelby County, Alabama, in Deed Book 221, Page 216; Deed Book 224, Page 403; and Deed Book 323, Page 357.

1. Deed Tax \$ 50  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 4.00

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

88 APR 19 PM 2:52

Thomas A. Shumaker, Jr.  
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 6<sup>th</sup>

day of December January, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

William H. Parker

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Wilma L. Fin, a Notary Public in and for said County, in said State,

hereby certify that William H. Parker, an 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 6<sup>th</sup>

day of December

A. D., 19 87.

768 Westover Rd.

Wilma L. Fin

Public.