

SEND TAX NOTICE TO:

(Name) Norman O. Parson, Jr.
5170 Hwy 61
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

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 Seventy-Eight Thousand and no /100----- DOLLARS

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

Mark S. Letson and wife, Terry S. Letson

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

Norman O. Parson, Jr. and wife, Sarah H. Parson

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

Shelby County, Alabama to-wit:

A lot in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 21, Township 21 South, Range 1 East, described as follows: Commence at the South-east corner of Section 21, Township 21 South, Range 1 East; thence run North along the East line of said Section, a distance of 1142.68 feet to the point of beginning; thence continue in the same direction a distance of 752.51 feet to a point on the Southeast right of way line of Shelby County Highway No. 61; thence turn an angle of 126 degrees 13 minutes 09 seconds to the left and run along said right of way line a distance of 498.69 feet; thence turn an angle of 96 degrees 56 minutes 13 seconds to the left and run a distance of 626.58 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 21, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

According to survey of Gerald D. Bradford, RLS #7047, dated July 30, 1991.

\$ 50,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

1. Deed Tax 28.00
 2. Mfg. Tax 2.50
 3. Recording Fee 2.50
 4. Lender's Fee 2.50
 5. Notary Fee 7.00
 6. Other Fees 0.00
 Total 34.50

I CERTIFY THIS INSTRUMENT WAS FILED

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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, we have hereunto set OUR hand(s) and seal(s), this 31st

day of July, 19 91.

WITNESS:

Mark S. Letson (Seal)
Terry S. Letson (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark S. Letson and wife, Terry S. Letson 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 19 91

BOOK 356 PAGE 521

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