

THIS INSTRUMENT PREPARED BY:
BEN L. ZARZAUR, ATTORNEY
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Ben E. Parrish
825 Tulip Poplar Drive
Birmingham, Alabama 35216

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Six Thousand and no/100 Dollars (\$176,000.00), to the undersigned grantor, William P. Bryant and wife, Konie Owen Bryant (herein referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Ben E. Parrish and Jennie S. Parrish (herein referred to as "grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1006, according to the Survey of Riverchase Country Club, 17th Addition, as recorded in Map Book 9, page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 1992.
2. 25 foot building line as shown by recorded map.
3. Easement on East and West of undetermined size as shown by recorded map.
4. Restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 17, page 550 and by Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real 17, page 347, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Volume 18, page 585, in the Probate Office of Shelby County, Alabama.
7. Restrictions regarding Alabama Power Company recorded in Misc. Volume 18, page 588, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
9. Agreement with City of Hoover, recorded in Real 42, page 41, in the Probate Office of Shelby County, Alabama.
10. Easements, restrictions and reservations of record.

\$176,000.00 of the purchase price recited above was paid from the proceeds of mortgage loans closed simultaneously herewith.

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 we, do for ourselves and for our heirs, executors, and administrators, covenant with the grantees, and the grantees' heirs

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and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we, have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the grantees and the grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of November, 1991.

William P. Bryant
William P. Bryant

Konie Owen Bryant
Konie Owen Bryant

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William P. Bryant and wife, Konie Owen Bryant, whose names 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 27th day of November, 1991.

Flanetta K. Tomlin
Notary Public

My Commission Expires March 22, 1993.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC -9 PM 12:57

JUDGE OF PROBATE

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|------------------|-----------|
| 1. Deed Tax | \$ No TAX |
| 2. Mtg. Tax | \$ |
| 3. Recording Fee | \$ 5.00 |
| 4. Indexing Fee | \$ 3.00 |
| 5. No Tax Fee | \$ 4.00 |
| 6. Certified Fee | \$ 4.00 |
| Total | \$ 10.00 |