

This instrument was prepared by

Send Tax Notice To: James D. Parker and
Leslie L. Parker
name
1050 Merry Fox Farms
Alabaster, Al 35007
address

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Al 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles L. LeCroy, an unmarried man

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

James D. Parker and Leslie L. Parker

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

Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

Subject to:

1. Advalorem taxes for the current tax year, 1992.
2. Easements, restrictions and reservations of record.

BOOK 376 PAGE 950

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 22nd day of November, 19 91.

WITNESS:

(Seal)
(Seal)
(Seal)

Charles L. LeCroy (Seal)
Charles L. LeCroy (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles L. LeCroy, 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 22nd day of November, A. D., 19 91

Anthony D. Snable
MY COMMISSION EXPIRES: 10-21-95

Notary Public.

EXHIBIT "A"
Description of Property

A parcel of land located in Merry Fox Farms as recorded in Map Book 11, page 12, in the Office of Judge of Probate of Shelby County, Alabama, described as follows:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South along the West 1/4-1/4 line 443.76 feet to the point of beginning; thence turn left 87 deg. 11 min. 33 sec. and run Easterly 554.37 feet to the centerline of an unpaved public road; thence turn right 92 deg. 53 min. 22 sec. and run southerly along said centerline 27.51 feet; thence turn left 01 deg. 43 min. 41 sec. and run southerly along said centerline 163.98 feet; thence turn left 00 deg. 18 min. 53 sec. and run southerly along said centerline 256.13 feet; thence turn left 07 deg. 40 min. 35 sec. and run southerly along said centerline 231.94 feet; thence turn right 46 deg 25 min. 9 sec. and run southwest along said road 58.70 feet; thence turn right 47 deg. 36 min. 11 sec. and run West along said centerline 500.00 feet to a point on the West 1/4 1/4 line; thence turn right 90 deg. 00 min. 00 sec. and run North along West 1/4 1/4 line 748.43 feet to the point of beginning.
LESS AND EXCEPT the easterly and the southerly 30 feet of said property which is reserved as a non-exclusive easement for ingress egress, and utilities.

LESS AND EXCEPT THAT part of the above described property which lies 30 feet on each side for unpaved road, said 60 feet being reserved as a non-exclusive easement for ingress, egress, and utilities.

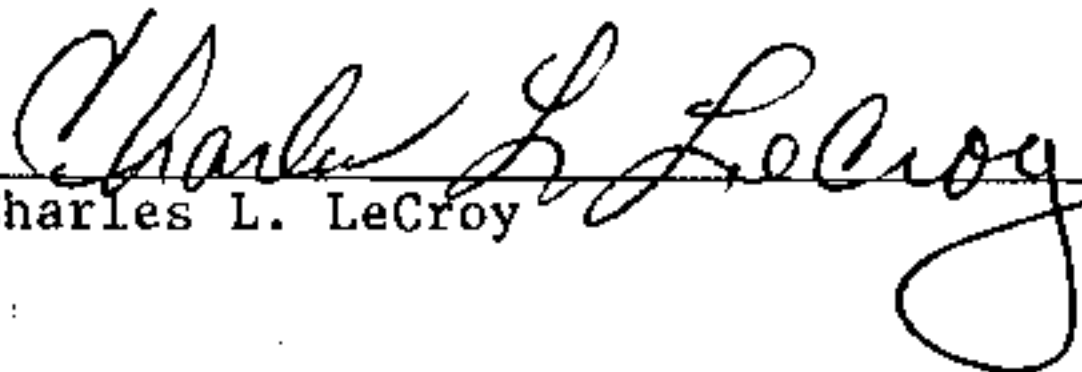
BOOK 376 PAGE 951

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

91 DEC 10 AM 10:50

JUDGE OF PROBATE

1. Deed Tax	\$231.00
2. Mtg. Tax	\$
3. Recording Fee	\$
4. Indexing Fee	\$5.00
5. No Tax Fee	\$2.00
6. Certified Fee	\$1.00
Total	\$240.00


Charles L. LeCroy