

SEND TAX NOTICE TO:

Todd Levan Parker

610 Crosscreek Trail

Pelham, Alabama 35124

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Six Thousand Five Hundred and 00/100***** (\$ 86,500.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, Sarah B. Childress, an unmarried person, (herein referred to as Grantors) do grant, bargain, sell and convey unto Todd Levan Parker and wife, Joan Martin Parker (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 25, Block 1, according to Cahaba Valley Estates, Sixth sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby Coubty, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993.

\$ 82,150.00***** of the purchase price recited above was paid from a mortgage loan 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 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 hands and seals, this 19 day of September, 1992.

Sarah B. Childress (Seal)
Sarah B. Childress

Inst # 1992-23741

10/16/1992-23741
01:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Sarah B. Childress, an unmarried person, 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 foregoing, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of September, 1992.

Sarah E. Childress
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: June 19, 1995
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: _____

Inst # 1992-23741

10/16/1992-23741
01:33 PM CERTIFIED

4 SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50