

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101  
Birmingham, AL 35223

Send Tax Notice To: John H. Roberson  
name  
5308 S. Broken Bow Drive  
address  
Birmingham, AL 35242

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 One Hundred Twenty 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,

Steve Parrish and wife, Valorie C. Parrish

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

John H. Roberson and Martha D. Carmack

(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 11, Block 2, According to the Survey of Broken Bow as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to:

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

\$121,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-23927

10/20/1992-23927  
08:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.00

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 30th day of September, 1992.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Steve Parrish (Seal)  
Valorie C. Parrish (Seal)  
Valorie C. Parrish (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 Steve Parrish and wife, Valorie C. Parrish whose name 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 30th day of September, A. D., 1992

RETURN TO: SNABLE AND TUCKER, ATTORNEYS  
FORM NO LT002

Anthony D. Snable  
My Commission Expires: 10-21-95

Notary Public.