

THIS INSTRUMENT WAS PREPARED BY:
JAMES S. WITCHER, JR., Attorney at Law
2026 2ND AVENUE NORTH, SUITE 900
BIRMINGHAM, ALABAMA 35203
(205) 328-2300

STATUTORY WARRANTY DEED

(WITHOUT TITLE OPINION)

STATE OF ALABAMA)

KNOW ALL ME BY THESE PRESENTS:

SHELBY COUNTY)

THAT FOR AND IN CONSIDERATION OF Ten and No/100---(\$10.00)--- Dollars and pursuant to a final Decree of Divorce, the receipt of which is hereby acknowledged, the undersigned Grantors, CAROLE DEAN PARKER, an unmarried woman, and JAMES W. PARKER, an unmarried man, do hereby grant, bargain, sell and convey unto the said Grantee, JAMES W. PARKER, the following described real estate, located in SHELBY COUNTY, ALABAMA, to-wit:

Begin at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 26, Township 19 South, Range 2 West; thence West along the North line of said 1/4-1/4 Section 650.90 feet; thence 104 degrees 10 min. left 729 feet for point of beginning; thence continue along last described course 372.87 feet to the North line of Cahaba Valley Road; thence 81 degrees 14 min. right and along the North line of said road 266.36 feet; thence 98 deg. 46 min. right 383.09 feet; thence 83 deg. 25 min. right 265 feet to the point of beginning. EXCEPT the following: Begin at a point on the Northwest line of the property described above that is 14 feet Southwest of the Northeast line of the parcel above described, if projected in a Southeasterly direction (said measurement of fourteen feet being made at right angle to said Northeastern line as projected); thence in a Southeasterly direction and parallel with the Northeastern line of said parcel above described a distance of 370 feet, more or less, to the Northwest line of Cahaba Valley Road; thence in a Northeasterly direction along the said line of said road a distance of 14 feet more or less, to projected continuation of the northeast line of the parcel described above; thence in a Northwesterly direction along the projection of said Northeasterly line a distance of 270 feet, more or less, to the Southeast corner of the parcel described above; thence 14 feet, more or less, along the Southeast line of said parcel to the point of beginning.

LESS AND EXCEPT that triangle in Southwest corner sold to Tyler M. Kicker and Flora Nell Kicker as described in Deed Book 256, Page 773, in the Probate Office of Shelby County, Alabama.

Subject to all mortgages, liens, easements and restrictions of record.

IN THE EVENT the Grantors herein acquire any of the herein described properties jointly, with a joint right of survivorship, the grantors, herein do hereby intend to transfer over to the Grantee all right, title and interest that the Grantors have in the previous conveyance of the herein described property, including the joint aspect of any deed with a remainder to the survivor. It being the expressed intention and purpose of this deed to transfer over to the Grantee herein the right, title and interest that the Grantors might have with the Grantee, whereby any of the herein described property was acquired with a joint right of survivorship.

Inst # 1993-05777

03/02/1993-05777
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 9.50

2164 Hwy 31 South
Pelham, AL 35224

TO HAVE AND TO HOLD, the said above described property unto the said Grantee, together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of February, 1993.

Carole Dean Parker
CAROLE DEAN PARKER
James W. Parker
JAMES W. PARKER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLE DEAN PARKER, an unmarried woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of February 1993.
James W. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-27-94

(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES W. PARKER, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of February 1993.
Pamela J. Walker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

(SEAL)

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