

LN#3-904731

Thomas L. Parish

Linda G. Parish

4960 Caldwell Mill Lane

B'ham, AL 35243



## JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN  
 (Address) 118 North 18th Street  
Bessemer, Alabama 35020

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS  
 (\$112,900.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL F. HAWKINS and wife, SUZANNE M. HAWKINS,

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

THOMAS L. PARISH and LINDA G. PARISH

(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 9, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT to 1993 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1993;

Building setback line of 30 feet reserved from Caldwell Mill Lane as shown by Plat;

Public Utility Easements as shown by recorded plat, including irregular on the rear of lot;

Restrictions, covenants and conditions as set out in Misc. Book 34, Page 697 and amended in Misc. Book 55, Page 13, and Map Book 7, page 99, in Probate Office;

Transmission Line Permit to Alabama Power Company of record in Deed 175, page 280; Deed 186, page 199; Deed 249, page 191 and Deed 249, Page 189, in Probate Office;

Rights-of-Way granted to Alabama Power Company of record in Deed 101, Page 535, and Deed 135, page 24, in Probate Office;

Easement to South Central Bell of record in Deed 320, page 897, in Probate Office; and

Condemnation for road by Shelby County of record in Lis Pendens Book 4, page 433, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~we~~ do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 25thday of May, 19 93.

WITNESSES

\$85,000.00 of the above recited consideration furnished to Grantee (Seal) through a loan from First Federal Savings Bank secured by mortgage (Seal) of said real estate executed simultaneously with the delivery of this deed.

Michael F. Hawkins (Seal)  
Suzanne M. Hawkins (Seal)

05/27/1993-15381  
 02:14 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
 004 MCD 34.50  
 General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael F. Hawkins and wife, Suzanne M. Hawkins, 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 25th day of May, A.D. 1993MY COMMISSION EXPIRES: 1-3-96

Peggy Milan Tuck  
 Notary Public

18E51-6661 # 1507

STONE, PATTON, KIERCE & FREEMAN  
 POST OFFICE BOX 237  
 BESSEMER, ALABAMA 35021