

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, (\$18,525.00)

That in consideration of EIGHTEEN THOUSAND FIVE HUNDRED TWENTY FIVE AND NO/100THS-----DOLLARS

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

S.W. Smyer and Robert P. Parker, married individuals

(herein referred to as grantors) do grant, bargain, sell and convey unto Frank D. Farnell, Jr. and wife,

Sandy L. Farnell

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 54, according to the survey of Countryside of Chelsea, Third Sector, as recorded in Map Book 12 page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES' ADDRESS: 1524 Cahaba Forest Cove, Birmingham, Alabama 35242

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1993-18893

06/28/1993-18893

04:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DDI HJS

26.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 21st day of June, 1993.

WITNESS:

(Seal)

Robert P. Parker (Seal)

(Seal)

S.W. Smyer, Jr. (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Manda Shil Stone, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker and S.W. Smyer, Jr. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, A. D., 1993.

Manda Shil Stone
Notary Public.
MY COMMISSION EXPIRES OCTOBER 12, 1994