

SEND TAX NOTICE TO:

(Name) William H Parker

(Address) 768 Westover Road  
Naperville, AL  
35078

This instrument was prepared by

(Name) Lilly C. Epperson

(Address) \_\_\_\_\_

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand (45,000.00)

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

Kurt Michel, a married man,

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

William H. Parker and Lilly C. Epperson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

All that part of the W1/2 of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, that lies South of the Florida Short Route Highway right of way. Also, all that part of the West 330 feet of the SW 1/4 of the NE 1/4 of Section 24, Township 19 South, Range 1 East, that lies South of the Florida Short Route Highway.

Situated in Shelby County, Alabama.

Kurt Michel is the surviving grantee of deed dated July 10, 1971, and recorded in Deed Book 729, Page 553 in the Probate Office of Shelby County, Alabama, the other grantee, Ethel Michel, having died on or about the 23 day of Oct, 1983.

Subject does not constitute the homestead of the grantor nor his spouse.

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, I have hereunto set my hand(s) and seal(s), this 4<sup>th</sup> day of January, 19 94.

WITNESS:

Eleanor J. Harquardt (Seal)

Kurt Michel (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA

COUNTY

I, Diane W. Farmer, a Notary Public in and for said County, in said State,

hereby certify that Kurt Michel, a married 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of January, A. D., 19 94

Diane W. Farmer  
Notary Public.

Inst # 1994-00212

01/05/1994-00212  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NJS