

SEND TAX NOTICE TO:

(Name) Brian Steele Parnell

(Address) 327 Dogwood Trail

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

Montevallo, Alabama 35115

(Address) 100 Concourse Parkway, Suite 350, Birmingham, AL

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 One Hundred Twenty-Three Thousand Two Hundred Fifteen and No/100s

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

James D. Tuck and Rita Tuck d/b/a Dan Tuck Homes

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

Brian Steele Parnell and wife, Tammy B. Parnell

(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 8, according to the survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16 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, setback lines and rights of way, if any, of record.

\$98,200.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-11102

04/05/1994-11102
03:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ HCD 34.00

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 1st

day of April, 19 94

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

James D. Tuck

Rita Tuck

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Tuck and Rita Tuck d/b/a Dan Tuck Homes 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 19 94

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-11102