

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Dominic D. Violante  
Kathryn C. Violante  
3505 Chippenham Drive  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY NINE THOUSAND DOLLARS (\$249,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I, Emily Parker, a widowed woman (herein referred to as GRANTOR) do grant, bargain, sell, and convey unto **Dominic D. Violante and Kathryn C. Violante** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 78, according to the Survey of Brook Highland, 3rd Sector, as recorded in Map Book 12 Page 64 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.  
Existing covenants and restrictions, easements, building lines, and limitations of record.


\$120,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Emily Parker is the surviving grantee of deed recorded as Instrument #1992-23747 in the Probate Office of Shelby County, Alabama; the other grantee, Jack Parker having died on or about May 27, 1994.

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 do for myself, my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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 hereto set my hand and seal, this the 30th day of December, 1994.

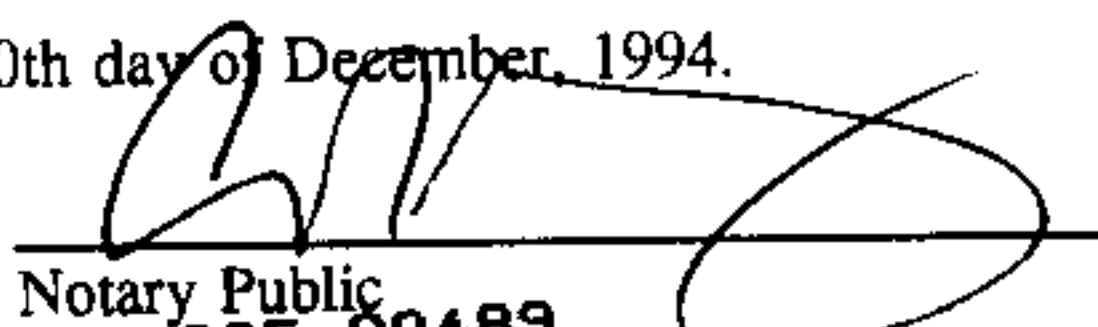
  
Emily Parker

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Emily Parker, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 30th day of December, 1994.

My Commission Expires: 5/29/95

  
Notary Public  
01/05/1995-00489  
03:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 137.50