

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

SEND TAX NOTICE TO:
BRIAN S. CROCKER
JAMIE B. CROCKER
1805 Tecumseh Trail
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY THOUSAND DOLLARS AND NO/100's (\$80,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we HERMAN C. PARROTT, an unmarried man and MARY C. PARROTT, an unmarried woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto BRIAN S. CROCKER and JAMIE B. CROCKER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 3, Block 2, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$76,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 12th day of February, 1996.

Herman C. Parrott by Barbara Lynn Hudgins
HERMAN C. PARROTT
by: Barbara Lynn Hudgins

Mary C. Parrott
MARY C. PARROTT

Inst # 1996-05453

02/20/1996-05453
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00

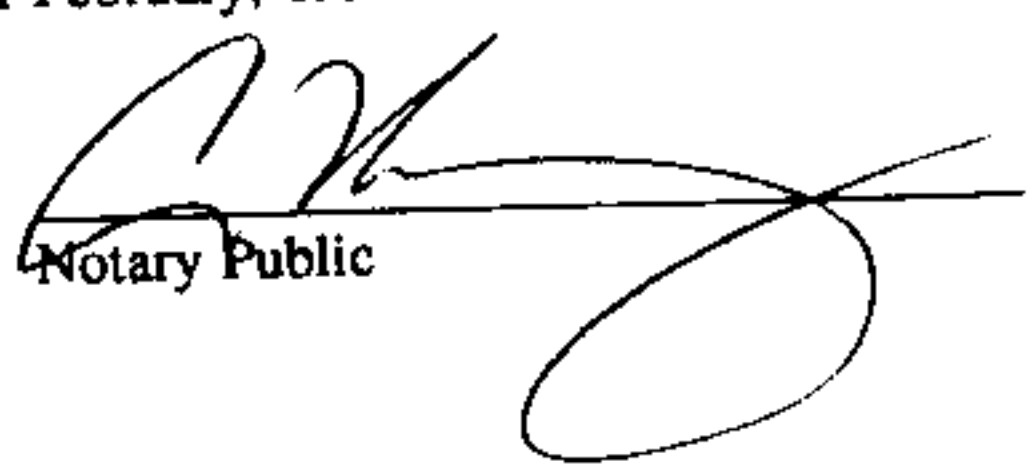
CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-05453

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARY C. PARROTT, 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 12th day of February, 1996.

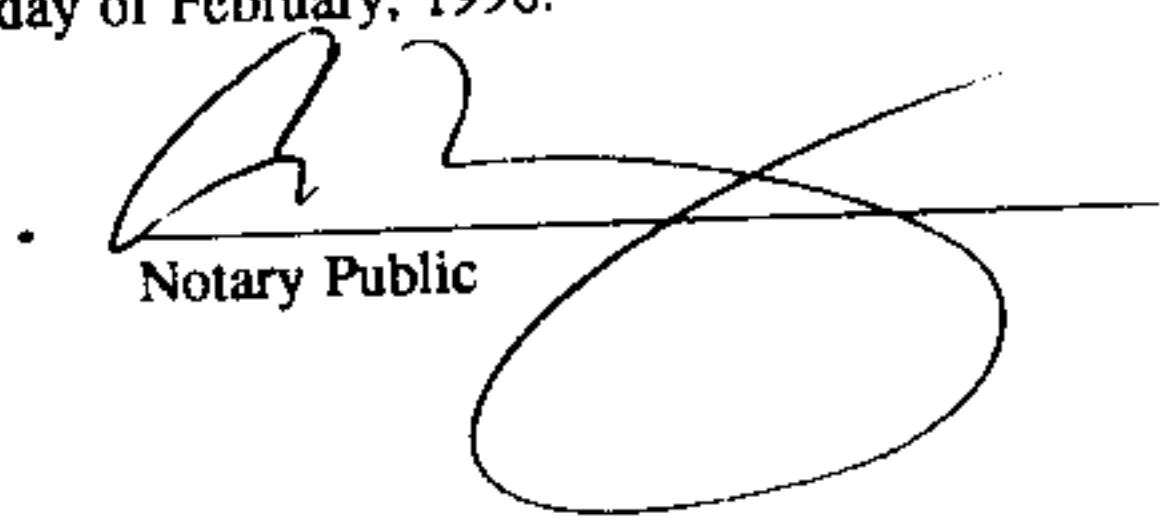

Notary Public

My Commission Expires: 5/29/99

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said county and in said state, hereby certify that BARBARA LYNN HUDGINS, whose name as Attorney in Fact, for HERMAN C. PARROTT, under that certain Durable Power of Attorney recorded on January 18, 1996, in Instrument #1996-01799, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 12th day of February, 1996.


Notary Public

My Commission Expires: 5/29/99

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