

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Edgar E. Echols
name

3080 Riverwood Terrace
address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND AND NO/100 DOLLARS (\$89,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George E. Parker and wife, Mary V. Parker

(herein referred to as grantors) do grant, bargain, sell and convey unto Edgar E. Echols and wife, Molly Benton Echols

(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 A, in Block 12, according to a Resurvey of Lots A, B, C and D, Block 12, Riverwood, 7th Sector, as recorded in Map Book 10, Page 81, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106 interest in the common area for each lot, as set forth in Declaration recorded in Misc. Book 39, page 880, in said Probate Office.

Subject to taxes for 1997.

Subject to restrictions, 25 foot building line, easements, and rights of way, of record.

\$ 84,550.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

01/06/1997-00489
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ PCO 13.00

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 31st day of December, 19 96.

(Seal)

(Seal)

(Seal)

George E. Parker

George E. Parker

Mary V. Parker

Mary V. Parker

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that George E. Parker and wife, Mary V. Parker whose name(s) 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 31st day of December, A.D., 19 96

Larry L. Halcomb

My Commission Expires:
January 23, 1998

Notary Public

Inst # 1997-00489