

This instrument was prepared by

(Name) S. W. Smyer, Jr.

(Address) 2118 First Avenue North, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand & Nine Hundred Dollars (\$17,900.00)----- DOLLARS
&00/00-----

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

Robert P. Parker, married and S.W. Smyer, Jr., married
(herein referred to as grantors) do grant, bargain, sell and convey unto

Danny V. Dambro and wife Niki S. Dambro

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the northeast corner of Lot 3 of the residential subdivision Countryside at Chelsea, as recorded in Map Book 9, Pg. 49 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in an easterly direction along the south right of way line of Liberty Road for a distance of 250.0 feet; thence turn an angle to the right of 113 degrees 03 minutes 34 seconds and run in a southwesterly direction for a distance of 228.10 feet to the northeast corner of Lot 11 of said subdivision; thence turn an angle to the right of 44 degrees 08 minutes 29 seconds and run in a southwesterly direction along the northwest line of Lot 11 for a distance of 174.27 feet to the southeast corner of Lot 3 of said subdivision; thence turn an angle to the right of 112 degrees 47 minutes 57 seconds and run in a northerly direction along the east line of said Lot 3 for a distance of 277.41 feet to a point on the south right of way line of Liberty Road and the point of beginning, except mineral and mining rights not owned by grantors.

According to the survey of Jimmy A. Gay, Reg. No. 8579, dated June 19, 1995.

Subject to taxes for tax year 1995 and subsequent years. This property constitutes no part of the homestead of the grantors or of their respective spouses.

This conveyance is made subject to:

1. 35 foot building set back line from Liberty Road.
2. 10 foot utility easement across west, east and south side of subject property.
3. Transmission line permit to Alabama Power Company recorded in Real Book 15, Page 899 in Probate Office.
4. Restrictive covenants and conditions recorded in Real Book 21, Pg. 332 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, have hereunto set hand(s) and seal(s), this Seventeenth (17th) day of October, 1994.

WITNESS:

Donna P. Cox (Seal)

(Seal)

(Seal)

(Seal)

Robert P. Parker (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned hereby certify that Robert P. Parker & S.W. Smyer, married men whose name (S) 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 17th day of October, A. D., 1994

✓Honey Dobbs
850 Fawcett Lane
Shelby AL 3543

General Acknowledgment
01/27/1997-02693
11:58 AM CERTIFIED
JUDGE OF PROBATE

MY COMMISSION EXPIRES OCTOBER 11, 1998

Inst. # 1997-02693