

SEND TAX NOTICE TO:

(Name) Kerry Chappell
147 Sunday Drive
 (Address) Chelsea, AL 35043

This instrument was prepared by

(Name) Townes, Woods & Roberts
P.O. Box 96
 (Address) Gardendale, AL 35071

FM No. ATC 27, Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourteen Thousand Three Hundred Dollars & NO/100--\$114,300.00

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

Richard A. Parker, a married man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Kerry Chappell and wife, Kelly Chappell

(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 3 D, according to a Resubdivision of Lot No. 3, of Yellowleaf Subdivision, as recorded in Map Book 20, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$111,850.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, as referenced in Code Section 6-10-2.

Inst # 1997-04718

02/13/1997-04718
 09:23 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 11.00

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, I my have hereunto set my hand(s) and seal(s), this 31st day of January, 19 97

WITNESS,

(Seal)

Richard A. Parker
 Richard A. Parker

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Parker, a married man 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 31st day of January, A. D. 19 97

[Signature]

Notary Public

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