

This instrument was prepared by:
Michael J. Romeo
15 Office Park Circle, Suite 100
Birmingham, AL 35223

Form 1-1-27 Rev 1-66
WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Thousand Dollars (\$10,000.00)** and the execution of a Note and Purchase Money Mortgage in the amount of **One Hundred Sixty Thousand Dollars (\$160,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rose Mary Chambers Bennett, an unmarried woman,
herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto
James W. Parker,

(herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to wit:

Lot 2, Block 1, Eckmann Subdivision, according to Map ads recorded in Map Book 3, Page 144, in the Probate Office of Shelby County, Alabama. Said Survey being part of SW 1/4 of NW 1/4 of Section 31, Township 19, Range 2 West. Said Lot extending 95 feet along the Southwesterly side of the right of way of U. S. Highway 31 and extending back of uniform width from said Highway 203 feet.

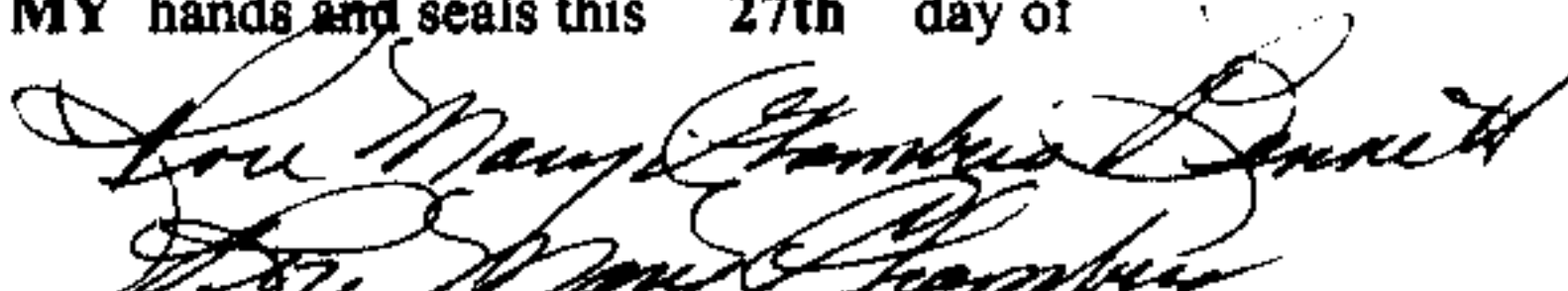
SUBJECT TO:

1. **Ad Valorem Taxes due and payable October 1, 1997 and subsequent years.**
2. **Easement(s); building line; and restrictions as shown on recorded map.**
3. **Right-of-Way granted to Alabama Power Company recorded in Deed Volume 229, Page 328.**
4. **Joint Well with Lot 1, as recorded in Deed Volume 176, Page 473.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real 375, Page 693.**

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 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.

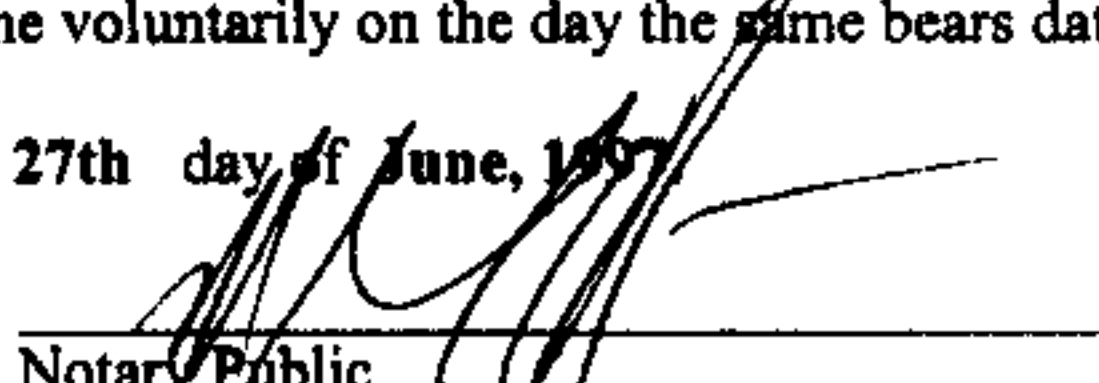
IN WITNESS WHEREOF, I have hereunto set MY hands and seals this 27th day of June, 1997.


Rose Mary Chambers Bennett, unmarried

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rose Mary Chambers Bennett, an unmarried woman**, whose names 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 **27th day of June, 1997**


Notary Public

My Commission Expires: 9/27/2000 Notary Public

07/03/1997-20905
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 18.50