

This Instrument Prepared By:

Send Tax Notice To:

James F. Burford, III

Attorney at Law

Suite 101, 1318 Alford Avenue

Birmingham, Alabama 35226

Inst # 1997-36227

11/05/1997 10:54 AM

CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Five Thousand and No One Hundredths Dollars (\$ 395,000.00 ), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I/we, James T. Parsons and wife Bobbie Jo Parsons (herein referred to as Grantors), do grant, bargain, sell and convey unto Neil P. Damron and Kathryn Damron (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:

See Exhibit A attached hereto and incorporated by reference herein

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 142 page 268, Deed Book 131 page 197 and Deed Book 289 page 879 in Probate Office. (3) Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 1995-30142 in Probate Office. (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 24, page 422 in Probate Office. (5) Condemnation for road Right of Way as set out in Probate Minute 21 page 323 in Probate Office. (6) A 15 foot easement as set out in Deed Book 298 page 283 as shown on the survey by R.C. Farmer & Associates, dated September 18, 1997. (7) Location of 100 foot Alabama Power Company right of way on the Westerly portion of subject property as shown on the survey by R.C. Farmer & Associates, dated September 18, 1997.

\$385,000.00 dollars of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.


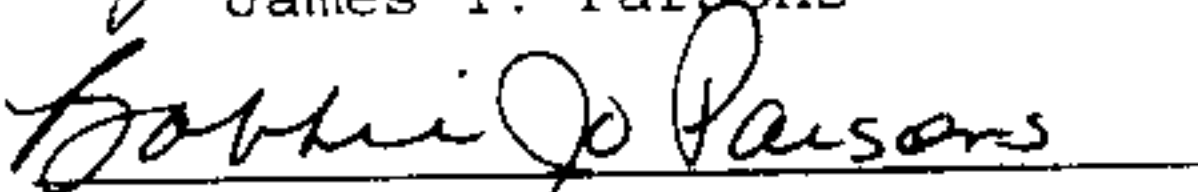
Neil P. Damron is one and the same person as Neil Damron. Kathryn A. Damron in one and the same person as Kathy Damron.

**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 said GRANTEES, their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the undersigned, James T. Parsons and wife Bobbie Jo Parsons, here hereunto set their hand and seal, this the 10 day of October, 1997.

  
James T. Parsons  
  
Bobbie Jo Parsons

STATE OF ALABAMA        )

COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES T. PARSONS & BOBBIE JO PARSONS, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of October, 1997.

  
Notary Public

My Commission Expires: 3-1-98

# EXHIBIT 'A' PARSONS TO DAMRON

A parcel of land situated in the S 1/2 of the NW 1/4 of Section 7, also the SW 1/4 of the NW 1/4 of Section 8, Township 18 South, Range 1 East, and being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 7, Township 18 South, Range 1 East, said point also being the point of beginning; thence South 90 deg. East along the south line of said 1/4-1/4 section for a distance of 1216.48 feet; thence North 32 deg. 38 min. 50 sec. East for a distance of 209.62 feet; thence North 89 deg. 14 min. 50 sec. East for a distance of 679.23 feet; thence North 74 deg. 18 min. 40 sec. East for a distance of 59.16 feet; thence North 57 deg. 40 min. 47 sec. East for a distance of 58.70 feet; thence North 51 deg. 10 min. 10 sec. East for a distance of 58.00 feet; thence North 71 deg. 00 min. 10 sec. East for a distance of 59.87 feet; thence South 89 deg. 57 min. 10 sec. East for a distance of 40.17 feet; thence North 89 deg. 14 min. 50 sec. East for a distance of 400.00 feet to a point on the Northwesternly right of way line of Shelby County Highway No. 41 ( 80 ROW); thence North 32 deg. 14 min. 41 sec. East along said right of way for a distance of 502.43 feet to a point on a curve to the right having a central angle of 6 deg. 29 min. 00 sec. and a radius of 1914.08 feet, said curve subtended by a chord bearing North 35 deg. 29 min. 11 sec. East and a chord distance of 216.48 feet; thence along the arc of said curve and along said right of way for a distance of 216.59 feet; thence North 90 deg. West and leaving said right of way for a distance of 3038.85 feet; thence South 00 deg. 46 min. 28 sec. West for a distance of 895.18 feet to the point of beginning; being situated in Shelby County, Alabama.

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