

Form furnished by LAND TITLE COMPANY .  
This instrument was prepared by

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

Send Tax Notice To:  
Timothy D. Byrd  
Cristine K. Byrd  
(Name) 1402 Willow Creek Parkway  
Alabaster, AL 35007  
(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand, Five Hundred and no/100 Dollars  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald T. Parker and wife Sheri S. Parker

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Timothy D. Byrd and wife Cristine K. Byrd

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 117,689.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

11/12/1997-36996  
01:50 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, to 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 heir 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 29th day of October, 19 97.

\_\_\_\_\_  
(Seal)

Donald T. Parker (Seal)  
Donald T. Parker

\_\_\_\_\_  
(Seal)

Sheri S. Parker (Seal)  
Sheri S. Parker

STATE OF ALABAMA  
COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that Donald T. Parker and wife Sheri S. 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, their executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of October, 1997.

Jane Adams  
Notary Public 3-12-2001

Inst # 1997-36996

EXHIBIT "A"

Lot 61-A, according to the Resurvey of Lots 46 through 62 of Willow Creek, Phase One, as recorded in Map Book 9, Page 95, in the Probate Office of Shelby County, Alabama.

Inst # 1997-36996

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01:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00