

Inst # 1997-40407

This instrument was prepared by

Send Tax Notice To: John W. Parrott
name

(Name) Larry L. Halcomb

205 Saddle Lake Drive
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100-----
DOLLARS (\$265,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Zachary C. Justice and wife, Dana L. Justice

(herein referred to as grantors) do grant, bargain, sell and convey unto John W. Parrott and wife, Debra B. Parrott

(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 Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to items on attached Exhibit "B".

12/12/1997-40407
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 278.50

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, we have hereunto set our hand(s) and seal(s), this 8th
day of December, 19 97.

(Seal) Zachary C. Justice (Seal)
(Seal) Dana L. Justice (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Zachary C. Justice and wife, Dana L. Justice
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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of December, A.D., 19 97

Larry L. Halcomb
Notary Public

My Commission Expires:
January 23, 1998

EXHIBIT "A"

Lot 11, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

Building line as shown by recorded Map.

Easements, as shown by recorded Map.

The rights of upstream and downstream riparian owners with respect to Saddle Lake, bordering subject property.

Restrictions as shown by recorded Map.

First Opinion to purchase as set out in the Declaration of Condominium recorded in Instrument No. 1995-17533 in the Probate Office of Shelby County, Alabama.

Declaration of Condominium of Saddle Lake Farms, a Condominium as recorded in Instrument No. 1995-17533, Articles of Incorporation and By-Laws of Saddle Lake farms Association, Inc. attached thereto and amended by Instrument 1996-21491, in the Probate Office of Shelby County, Alabama.

Restrictions, Conditions, Limitations, Easements, Mineral and mining rights and rights incident thereto and Release of Damages recorded in Vol. 333, page 621 and Vol. 333, page 623 and Vol. 333, page 626, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Vol. 7, page 401 and Vol. 12, page 188, in the Probate Office of Shelby County, Alabama.

Right of way to L & N Railroad, recorded in Vol. 18, page 306, in the Probate Office of Shelby County, Alabama.

Right of way to South Central Bell, recorded in Vol. 342, page 227 and Real 188, page 854 and Real 25, page 793, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Vol. 343, page 920, Real 28, page 762 and Real 28, page 765, in the Probate Office of Shelby County, Alabama.

Agreement, recorded in Instrument 1996-21492, in the Probate Office of Shelby County, Alabama.

Easement for Alabama Power Company recorded in Instrument 1997-15375, in the Probate Office of Shelby County, Alabama.

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