

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Bradford Y. Parnell
(Address) 105 Grove Hill Drive
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Seven Thousand and no/100ths---\$157,000.00 DOLLARS

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

Zane D. Phlegar and wife, Christine M. Phlegar

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

Bradford Y. Parnell and wife, Kristie W. Parnell

(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 14, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$152,250.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1999-07639

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE

02/24/1999-07639
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 13.50

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 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 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 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 11th
day of December, 19 98.

WITNESS

(Seal)

(Seal)

(Seal)

Zane D. Phlegar (Seal)
Christine M. Phlegar (Seal)
Christine M. Phlegar (Seal)

OKLAHOMA
STATE OF ALABAMA

Oklaoma

County }

General Acknowledgment

I, _____, undersigned, a Notary Public in and for said County, in said State, hereby certify that Phlegar and wife, Christine M. Phlegar, whose name are signed to the foregoing conveyance, and when 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 11th day of December

A.D. 1998

Notary Public

My Commission Expires: