

This Instrument Was Prepared By:

✓ G. Wray Morse, Attorney-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:

Vicki Jean Carmichael
2312 Brock Drive
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Dennis B. Parker and Patsy F. Parker, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Vicki Jean Carmichael, a married woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Begin at the Northeast corner of the SW 1/4 of the SW 1/4 Section 16, Township 19 South, Range 1 West; thence run South along the East line of said quarter-quarter section a distance of 82.00 feet; thence turn an angle of 90 degrees 05 minutes to the right and run a distance of 340.00 feet to a point on the East line of an old road; thence turn an angle of 129 degrees 50 minutes to the right and run along said old road a distance of 106.20 feet; thence turn an angle of 2 degrees 30 minutes to the left and continue along said old road a distance of 189.80 feet; thence turn an angle of 86 degrees 08 minutes 21 seconds to the right and run a distance of 187.78 feet to a point on the East line of the NW 1/4 of the SW 1/4 of said Section 16; thence turn an angle of 56 degrees 28 minutes 39 seconds to the right and run along said East line a distance of 47.00 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Also, a 20 foot wide easement in the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, along the road, from the Northernmost corner of the above described lot extending 100 feet, more or less in length.

Note: \$175,000.00 of the above purchase price is in the form of a mortgage in favor of Union State Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **10th** day of **July, 2002**.

Dennis B. Parker
Dennis B. Parker

Patsy F. Parker
Patsy F. Parker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Dennis B. Parker and Patsy F. Parker, husband and wife**, whose names 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 the **10th** day of **July, 2002**.

G. Wray Morse
G. Wray Morse - Notary Public

My Commission Expires: **9/10/2004**