

Send Tax Notice To:

Alan G. Parker
600 Indian Trail
Indian Springs, Alabama 35124
PID# 108330001015000

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO THE SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Three Hundred Fifty Thousand and 00/100 (\$350,000.00)

Dollars in hand paid to Pamela M. Wootton and David R. Wootton as the Co-Personal Representatives of

Estate of Manuel Lamar McHugh,

(herein referred to as Grantor) by the Grantee herein, the receipt whereof is acknowledged, that said Co-Personal Representatives, under their powers as granted in that certain Will probated under Probate Case No. PR-2003-000170, does hereby grant, bargain, sell and convey unto

Alan G. Parker and Martie C. Parker, husband and wife

(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:

Lot 10, in Block 6, according to the Map of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

\$ 315000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

Manuel Lamar McHugh is one and the same person as Manuel L. McHugh, Grantee in that Certain Deed recorded in Deed Book 205, Page 361.

Manuel L. McHugh was the surviving Grantee in that certain deed recorded in Deed Book 205, Page 361, the other Grantee, Lee Howell McHugh having died on or about 02/26/02

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then to the heirs and assigns of the GRANTEES herein as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Pamela M. Wootton and David R. Wootton, the Co-Personal Representatives of Estate of Manuel Lamar McHugh, who are authorized to execute this conveyance, have hereto set their hands and seals this 30th day of April, 2003.

Estate of Manuel Lamar McHugh

By: Pamela M. Wootton
Pamela M. Wootton, Co-Personal Representative

By: David R. Wootton
David R. Wootton, Co-Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela M. Wootton and David R. Wootton whose names as Co-Personal Representatives of Estate of Manuel Lamar McHugh, 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 as such Co-Personal Representatives and with full authority executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal, this 30th day of April, 30th.

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/06

FILE NO.: 03059RB

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242

(SEAL)