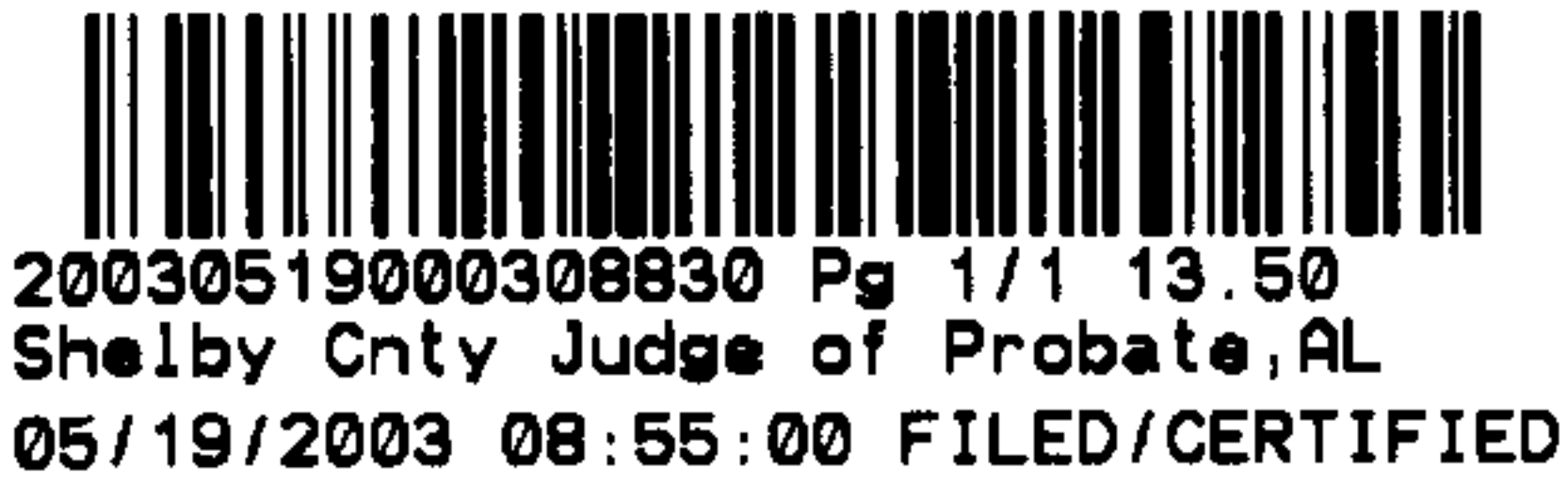


This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Jon Parker and Kelly Parker
(Address) 840 Highway 54
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 **TWENTY FOUR THOUSAND DOLLARS AND 00/100 (\$24,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Horace R. Eddings, Jr. and wife, Tina O. Eddings
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jon Parker and wife, Kelly Parker
(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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lots 2 and 3, according to the survey of Falling Rock, Phase Two, as recorded in Map Book 20, Page 89, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2003 and subsequent years. 2003 ad valorem taxes are a lien but not due and payable until October 1, 2003.**
- **Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **50-foot building set back line from Shelby County Highway #54 and as shown on recorded map.**
- **Transmission line permits to Alabama Power Company as recorded in Deed Book 181, Page 221 and Deed Book 104, Page 191 in Probate Office.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto, together with any release of damages as shown in deed recorded in Deed Book 325, Page 546.**

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF GRANTORS, IN THE SUM OF \$21,600.00.

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 for such survivor forever.
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 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 15th day of May, 2003.

Horace R. Eddings, Jr.
HORACE R. EDDINGS, JR.
Tina O. Eddings
TINA O. EDDINGS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Horace R. Eddings, Jr. and Tina O. Eddings**, whose names re 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 15th day of May, 2003.
Dorothy F. Johnson
Notary Public
My commission expires: 2/13/07