

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Terry L. Parks

(Address)

This instrument was prepared by: Mike T. Atchison, ATorney
P.O. Box 822
Columbiana, Alabama 35051



20030625000398020 Pg 1/1 21.00
Shelby Cnty Judge of Probate,AL
06/25/2003 10:15:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----DOLLARS

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

Clinton H. Jones, an unremarried widower

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

Terry L. Parks and Malinda Parks

(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 10, Duck Cove Estates, a private subdivision, according to the survey of Joseph E. Conn, Jr., A.R.N. 9049, described by metes and bounds as follows: Commence at the SE corner of the NE 1/4 of the SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama, and run on a bearing of North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn 31 degrees 20 minutes left and run 132.32 feet; thence turn 7 degrees 37 minutes right and run 155.08 feet to a point; thence turn 81 degrees 03 minutes left and run 171.91 feet to a point; thence turn 57 degrees 21 minutes left and run 125.73 feet to the point of beginning of the property being described; thence continue along the last described course a distance of 77.60 feet to a point; thence turn 56 degrees 34 minutes 25 seconds right and run 212.78 feet to a point on the water line contour of Lay Lake; thence turn 93 degrees 29 mintues 35 seconds right and run along water line a distance of 11.50 feet to a point; thence turn 1 degrees 48 minutes 00 seconds left and run along water line 53.50 feet to a point; thence turn 88 degrees 20 minutes 55 seconds right and run 253.23 feet to the point of beginning.
Situatued in the NE of SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of June, 2003.

WITNESS:

(Seal)
(Seal)
(Seal)

Clinton H. Jones (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned uathority, a Notary Public in and for said County, in said State, hereby certify that Clinton H. Jones whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June A. D., 20 03.

Notary Public.