

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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20040729000420610 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
07/29/2004 10:25:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) JoAnn and Curtis Parker

(Address) 3504 Chimney Hill Court, Apt. 102

Virginia Beach, VA 23462

MINIMUM VALUE: \$5,000.00

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 DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**IDA BOLLING, a married woman**

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

**JOANN PARKER and husband, CURTIS 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:

**A part of Lots 46 and 47 of the Thomas Addition to Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama as described as:**

**TRACT 1:**

**Beginning at the southwest corner of Lot 47 of said Thomas Addition to Aldrich and run thence N 19 deg. 07' 08" W along the west line of said Lot 47 a distance of 210.49' to a rebar corner; thence run N 71 deg. 23' 45" E a distance of 411.49' to a rebar corner; thence run S 17 deg. 59' 44" E a distance of 179.52' to a rebar corner; thence run N 86 deg. 07' 00" W a distance of 179.60' to a rebar corner; thence run S 18 deg. 41' 28" E a distance of 200.05' to a rebar corner; thence run N 86 deg. 04' 42" W a distance of 262.05' to the point of beginning.**

**SUBJECT TO:**

- **Property taxes for 2004 and subsequent years.**
- **Subject to rights, reservations and restrictions of record.**
- **Mineral and mining rights are not insured.**

**THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

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 26<sup>th</sup> day of July, 2004.

Ida Bolling  
IDA BOLLING

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **IDA BOLLING**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of July, 2004.

Ma Dr  
Notary Public

My commission expires: 8/13/05