


John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124


20050125000036480 Pg 1/2 114.00
Shelby Cnty Judge of Probate, AL
01/25/2005 08:18:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$342,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jimmie Parker Custom Homes, LLC, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Darlene B. McKinnon and Charles D. McKinnon, husband and wife, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 3 according to the Survey of Birch Creek Subdivision as recorded in Map Book 27, Page 143, Shelby County, Alabama Records.

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

Send Tax Notice to:

Darlene B. McKinnon

113 Birch Creek Drive
Birmingham, Alabama 35242


\$242,900.00 was paid from a first mortgage recorded herewith.

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

TO HAVE AND TO HOLD the same unto 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, together with every contingent remainder and right of reversion.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEEES, their heirs and assigns, that GRANTOR is 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 GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 21st day of January, 2005.

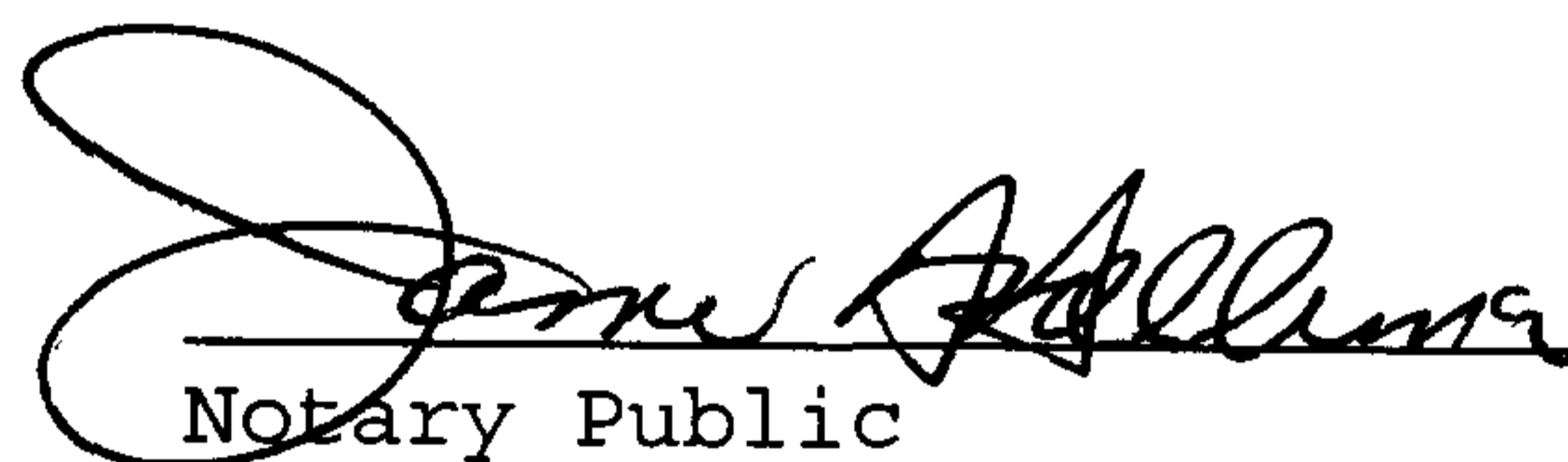

Jimmie E. Parker, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jimmie Parker Custom Homes, LLC, 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 the 21st day of January, 2005.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2005