

This instrument was prepared by: Townes, Woods & Roberts, P.C. 717 Kerr Drive / Post Office Box 96 Gardendale, Alabama 35071 (205) 631-4019

Send Tax Notice to:

Larry & Jeanne Parker

292 Pin Oak Din

Chisea Re 35095

WARRANTY DEED (Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty-nine Thousand Two Hundred Fifty and 00/100----------Dollars (\$289,250.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R.C. Farmer, an unmarried man

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

Larry Parker and Jeanne Parker

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" Hereto For Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD to 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 said GRANTEES, their heirs and assigns, that I an (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 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 WHEREOF, I has March 2005.	, I have hereunto set my hands and seals this 15 th day of R.C. Farmer	
STATE OF ALABAMA) JEFFERSON COUNTY)	General Acknowledgement	Shelby County, AL 03/23/2005 State of Alabama Deed Tax:\$289.50

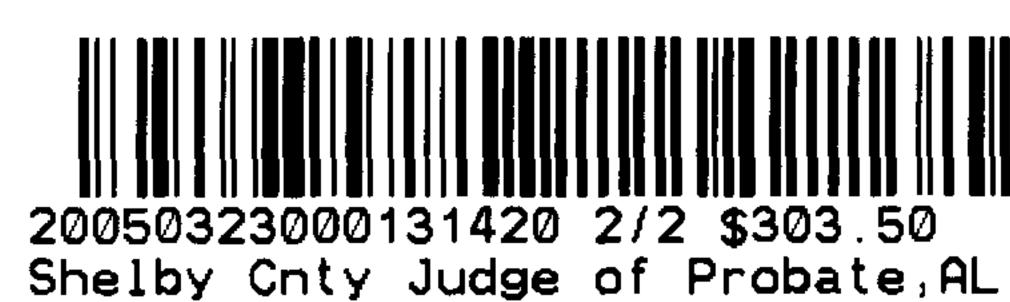
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R.C. Farmer, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Notary Public

Given under my hand and official seal this 15th day of March 2005.

My Comission Expires: //////2/

EXHIBIT A



03/23/2005 04:04:28PM FILED/CERT

Parcel I

Tract 6, according to the Survey of High Ridge Lake, as recorded in Map Book 23 page 65 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel

A 30 foot Ingress, Eggess, Utility and Drainage Easement situated in the South 1/2 of the SE 1/4 of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 26, Township 20 South, Range 2 West; thence South 88 deg. 26 min. 21 sec. West along the South line of said Section for a distance of 476.00 feet; thence North 01 deg. 33 min. 30 sec. West for a distance of 804.93 feet to the point of beginning of the centerline of a 30 foot Ingress, Egress, Utility and Drainage Easement lying to either side and parallel to described centerline; thence South 77 deg. 14 min. 18 sec. West along said centerline for a distance of 313.01 feet to a point on a curve to the left having a central angle of 2 deg. 59 min. 09 sec. and a radius of 100.00 feet, said curve subtended by a chord bearing South 75 deg. 44 min. 43 sec. West and a chord distance of 5.21 feet; thence along the arc of said curve and along said centerline for a distance of 5.2. feet; thence South 74 deg. 15 min. 08 sec. West along said centerline for a distance of 111.97 feet to a point on a curve to the right having a central angle of 23 deg. 24 min. 17 sec. and a radius of 100.00 feet, said curve subtended by a chord bearing South 85 deg. 57 min. 17 sec. West and a chord distance of 40.57 feet; thence along the arc of said curve and along said centerline a distance of 40.85 feet; thence North 82 deg. 20 min. 35 sec. West along said centerline a distance of 23.81 feet to the end of said easement.

Being situated in Shelby County, Alabama.