20050915000478930 1/2 $18.50
Shelby Cnty Judge of Probate, AL
09/15/2005 08:18:36AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. James L. Colburn
1507 Hwy 57
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY NINE THOUSAND AND NO/00 ($89,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jason Parker and wife Christy Parker, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **James L. Colburn and wife, Freda Colburn, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$66,750.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.
$17,800.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of September, 2005.

Jason Parker

Jason Parker

Christy Parker

Christy Parker

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jason Parker and Christy Parker, whose names are 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 13th day of September, 2005.

Notary Public

My commission expires: 9/12/07

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EXIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

Commence at the Southwest corner of the NE ¼ of the NE ¼ of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and run thence North 88 deg. 34 min. 49 sec. East along the South line of said quarter-quarter 1,250.73 feet to a found rebar corner on the westerly margin of Shelby County Highway No. 57; thence run North 34 deg. 20 min. 31 sec. East along said margin of said Highway 110.00 feet to a set rebar corner and the point of beginning of the property, Parcel II, being described; thence run North 66 deg. 48 min. 35 sec. West 250.00 feet to a set rebar corner; thence run South 85 deg. 17 min. 25 sec. West 110.00 feet to a set rebar corner; thence run North 03 deg. 35 min. 21 sec. West 178.82 feet to a set rebar corner; thence run North 85 deg. 17 min. 25 sec. East a distance of 238.98 feet to a found rebar corner; thence run South 62 deg. 07 min. 03 sec. East a distance of 256.67 feet to a set rebar corner on the Westerly margin of Shelby County Highway No. 57; thence run South 34 deg. 20 min. 31 sec. West along said margin of said Highway a distance of 202.83 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 09/15/2005
State of Alabama

Deed Tax:$4.50