

This Instrument Was Prepared By:  
G. Wray Morse, Attorney at Law  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Grady Parsons  
5861 Whitewood Circle  
Birmingham, Alabama 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Mary Nell Skelton, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Grady Parsons and Marsha Parsons, 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:

A lot situated in the Northeast Quarter of the Northwest Quarter of Section 25, Township 21, Range 1 West, more particularly described as follows:

Begin at a point on the West margin of Arlington Street which point is the Northeast corner of Lot 3 of Block B as laid off in the map of College Park in the Town of Columbiana, Shelby County, Alabama, as the same appears of record in the Office of the Judge of Probate of said County, and go thence in a northerly direction along the West margin of Arlington Street a distance of 430 feet, more or less, to the point of intersection of the West margin of Arlington Street and the south margin of East College Street; go thence in a westerly direction along the South margin of East College Street a distance of 162 feet, more or less, to the Northeast corner of the lot now owned by P.B. Shaw which point is 100 feet distant along said South margin of East College Street from the Northeast corner of the Shelby County High School property; go thence in a southerly direction along the East line of the said P.B. Shaw lot which line is parallel to the East line of said Shelby County High School property a distance of 386 feet, more or less, to a point on the North line of Lot 3 of the aforementioned Block B; go thence in an Easterly direction along the said North line of the aforementioned Lot 3 of Block B a distance of 110 feet to the point of beginning.

There is excepted or reserved from this conveyance the following:

The strip of land 20 feet in width fronting on Arlington Street and extending in a westerly direction of uniform width across the South end of the lot herein conveyed, which strip of land has previously been dedicated for a street or alley by the terms stated in a deed from Eugenia Letson to Lovania Gordon as the same appears in Deed Book 109, Page 488 in the Office of the Judge of Probate of Shelby County, Alabama;

ALSO, LESS AND EXCEPT:

That part of said property upon which a sidewalk is now located on and along the North side of said property which has previously been dedicated for public use in accordance with the terms contained in a deed from W.M. Polk and wife, Sally Polk to J.W. Letson as the same appears of record in Deed Book 85, Page 395, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, LESS AND EXCEPT, property as contained in deed recorded in Deed Book 352, Page 548, Probate Office, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Note: Mary Nell Skelton is the surviving grantee in that certain deed recorded in Deed Book 142, Page 353, Probate Office, Shelby County, Alabama. The other grantee, B.L. Skelton, is deceased, having died on or about October 18, 1984.

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


Together with all and singular the tenements, 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 herself, her successors and assigns covenants with the said GRANTEES, 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 her heirs and assigns 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 have hereunto set my hand and seal on this the 11th day of October, 2005.

  
Mary Nell Skelton

  
20051019000542540 1/1 \$221.00  
Shelby Cnty Judge of Probate, AL  
10/19/2005 10:14:47AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Mary Nell Skelton, an unmarried woman**, 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 the 11th day of October, 2005.

  
G. Wray Morse, Notary Public

My Commission Expires: 9/10/2008

Shelby County, AL 10/19/2005  
State of Alabama

Deed Tax: \$210.00

*Closing Service*