20051209000639230 1/1 $23.50
Shelby Cnty Judge of Probate, AL
12/09/2005 03:11:25PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Mr. Ralph Parker
185 River Birch Road
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100----------DOLLARS ($247,500.00)**, to the undersigned grantor, **THE MARCH GROUP, LLC,** a Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **Ralph Parker and wife, Carolyn 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 617, according to the Map and Survey of Windstone VI Subdivision , as recorded in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

$235,100.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

LESS AND EXCEPT:

1. Taxes, assessments or dues from the local district for the year 2006, and subsequent years, a lien not yet due and payable.

2. 25-foot building line along River Birch Road, 5 foot easement along front property line and a 7.5 foot easement on rear lot line and Southwesterly lot line, as shown on recorded map.

3. Covenants, conditions, and restrictions (provisions, if any, based on race, color religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20040927000530120 and those contained in deed recorded in Instrument #20041108000613970.

4. Right of way to Alabama Power Company as recorded in Deed Book 126, Page 63.

5. Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

Kent Aderholt, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 8th day of December, 2005.

THE MARCH GROUP, LLC

Shelby County, AL 12/09/2005
State of Alabama

Deed Tax:$12.50

BY: _____
Kent Aderholt, Its Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kent Aderholt, whose name as Member of The March Group, LLC, a Alabama limited liability company, 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 as such member, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of July, 2005.

_____
Notary Public