

20080716000287000 1/2 \$289.00  
Shelby Cnty Judge of Probate, AL  
07/16/2008 12:20:29PM FILED/CERT

SEND TAX NOTICE TO:

(Name) Geoffrey C. Ketcham

(Address) 2024 Lake Heather Dr.  
Birmingham, AL 35242

This instrument was prepared by

(Name) Duell Law Firm, LLC  
4320 Eagle Point Parkway  
(Address) Birmingham, AL 35242

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred seventy-five thousand and no/100 (\$275,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James T. Parsons and Bobbie Jo Parsons as Trustees of South Oak Trust

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

Geoffrey C. Ketcham and Jane S. Ketcham

(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 for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

Subject to: Restrictive covenants 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10

day of July, 2008, 19

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

SOUTH OAK TRUST

by: James T. Parsons (Seal)

JAMES T. PARSONS, TRUSTEE

Bobbie Jo Parsons (Seal)

BOBBIE JO PARSONS, TRUSTEE

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

\_\_\_\_\_  
COUNTY }

I, Marcus C. Hunt, a Notary Public in and for said County, in said State,

hereby certify that James T. Parsons & Bobbie Jo Parsons

whose name as Trustee 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 of the Warranty Deed executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2008 A. D., 19

[Signature]

Notary Public



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## **EXHIBIT A**

**Part of the Southwest  $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:**

**Beginning at an existing Sinch iron rebar being the locally accepted Northwest corner of Lot 7, The Crest at Greystone, Second Addition, as recorded in Map Book 19, Page 53, in the Office of the Judge of Probate, Shelby County, Alabama, run in an Easterly direction along the North line of said Lot 7 and also the North Line of Lot 8 of said subdivision, for a distance of 871.85 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 87 degrees, 56 minutes, 14 seconds and run in a Northerly direction for a distance of 500.00 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 92 degrees, 03 minutes, 46 seconds and run in an Westerly direction for a distance of 871.85 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 87 degrees, 56 minutes, 14 seconds and run in a Southerly direction for a distance of 500.00 feet to the point of beginning.**

Shelby County, AL 07/16/2008  
State of Alabama

Deed Tax: \$275.00