

This instrument was prepared by:  
Michael T Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Vincent T Parker  
~~190 Fisherman Cove~~ PO Box 7  
~~Shelby, AL 35143~~ Thorsby, AL  
VTP 35171

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Nine Thousand dollars and Zero cents (\$209,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James L Hart, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Vincent T Parker and Debbie 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:

Commence at the Southeast corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Northerly along the East line of said Section 23, a distance of 323.17 feet to a concrete monument on the North bank of Reed Creek Slough of Lay Lake; thence continue Northerly along last described call a distance of 587.79 feet to a point; thence turn an angle of 87 degrees 54 minutes 32 seconds left and run Westerly 90.85 feet to the point of beginning of the property being described; thence continue along last described call a distance of 86.43 feet to a point; thence turn an angle of 97 degrees 49 minutes 05 seconds left and run Southerly 282.01 feet to a point; thence turn 5 degrees 53 minutes 48 seconds right and run Southerly 205.0 feet to a point; thence turn 18 degrees 20 minutes 38 seconds right and run Southerly 74.85 feet to a point on the water line contour of Lay Lake; thence turn 70 degrees 0 minutes 38 seconds left and run Southeasterly along water line 11.76 feet to a point; thence turn 23 degrees 33 minutes left and run Easterly 78.42 feet to a point on the water line contour; thence turn 96 degrees 56 minutes 39 seconds left and run Northeasterly 100.13 feet to a point; thence turn 7 degrees 50 minutes 21 seconds left and run Northerly 206.0 feet to a point; thence turn 3 degrees 38 minutes 38 seconds left and run 276.29 feet to the point of the beginning.

Together with that certain easement as recorded in Instrument #2000-33868, in Probate Office.

Subject to taxes for 2009 and subsequent years.


Constitutes no part of the homestead of the grantor or grantors spouse.

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.

(\$209,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of March, 2009.

\_\_\_\_\_  
(Seal)  (Seal)  
James L Hart


STATE OF ALABAMA

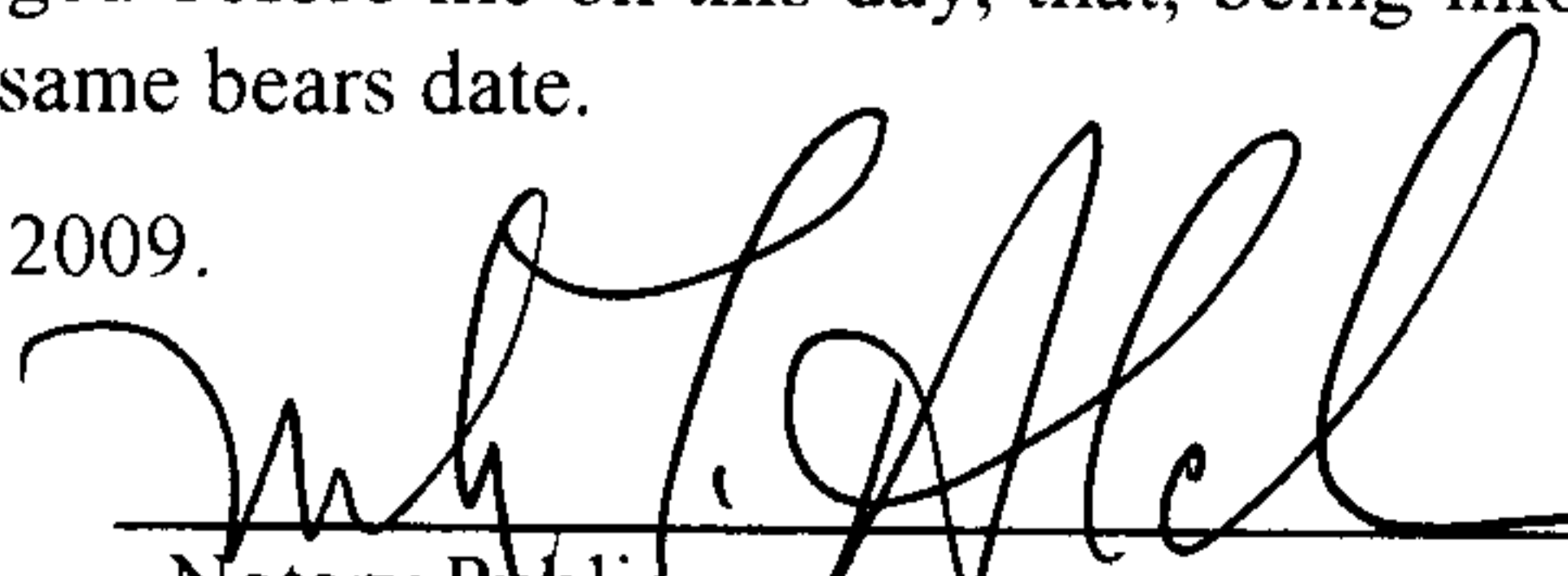
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L Hart 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of March 2009.

  
20090310000085950 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
03/10/2009 09:26:54AM FILED/CERT

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/2012

