

SEND TAX NOTICE TO:

Terry N. Hood and wife,
(Name) Susan A. Hood
756 4th Street, S.W.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

656
(Name) William J. Wynn, Attorney at Law
2027 2nd Avenue North
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FIVE THOUSAND SIX HUNDRED SEVENTY-TWO AND 99/100 DOLLARS
(\$36,872.99 of the above consideration being in the form of a mortgage assumed)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John M. Harris, Sr. and wife, Jan W. Harris,

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

Terry N. Hood and wife, Susan A. Hood,

(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".

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 31st
day of October, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

X John M. Harris Sr. (Seal)
John M. Harris, Sr.
Jan W. Harris (Seal)
Jan W. Harris (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John M. Harris, Sr. and wife, Jan W. Harris,
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 31st day of October, A. D., 19 88

Thelma J. Harris
Notary Public.

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EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 138, according to the map of Siluria Mills, as recorded in Map Book 5, Page 10 and 10A, in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and turn an angle right of 33 deg. 07 min. 45 sec. as measured from the East line thereof and run in a Southwesterly direction a distance of 1076.12 feet; thence an angle right of 88 deg. 57 min. and run in a Northwesterly direction a distance of 189.92 feet to the Southeast line of 2nd Court; thence an angle right of 91 deg. 30 min. and run in a Northeasterly direction along the said 2nd Court a distance of 12.32 feet to the point of beginning; thence an angle left of 3 deg. 41 min. 28 sec. and run along said Southeast line of 2nd Court a distance of 106.23 feet; thence 90 deg. right and run Southeasterly 100 feet; thence 90 deg. right and run Southwesterly 106.23 feet; thence 90 deg. right and run Northwesterly 100.00 feet to the point of beginning; being situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1989.
2. Easement to Alabama Water Company as shown by instrument recorded in Deed Book 146, Page 211, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 129, Page 492 in the said Probate Office.
4. Permit to South Central Bell Telephone Company for buried lines as shown by instrument recorded in Deed Book 285, Page 508 in the said Probate Office.
5. Subject to street lighting system conveyed to Alabama Power Company on May 6, 1983, as shown by Deed Book 226, Page 1, in the said Probate Office.
6. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.
7. Mortgage, dated August 29, 1986, filed September 9, 1986, in Book 89, Page 722, from John M. Harris, Sr. and wife, Jan W. Harris, to South States Mortgage Corporation, with Assignment to Mortgage Corp. of the South, NKA Bancboston Mortgage Corp., as recorded in Book 89, Page 727, in the Probate Office of Shelby County, Alabama, which Grantees herein assume and agree to pay.

1. Dead Tax \$ 9.00
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 15.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -9 AM: 9: 16

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

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