

This instrument prepared by:
S. Kent Stewart, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
DONALD R. HARRIS, JR.
BRENDA R. HARRIS
1066 Country Club Circle
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY

SURVIVORSHIP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FOUR HUNDRED FIFTEEN THOUSAND AND NO/100'S DOLLARS (\$415,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, We, SHARON K. O'BRIEN, AN UNMARRIED WOMAN AND JAMES MICHAEL O'BRIEN, AN UNMARRIED MAN, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

DONALD R. HARRIS, JR. AND BRENDA R. HARRIS

hereinafter referred to as Grantees, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 3415, according to the Map and Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32 A, B and C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

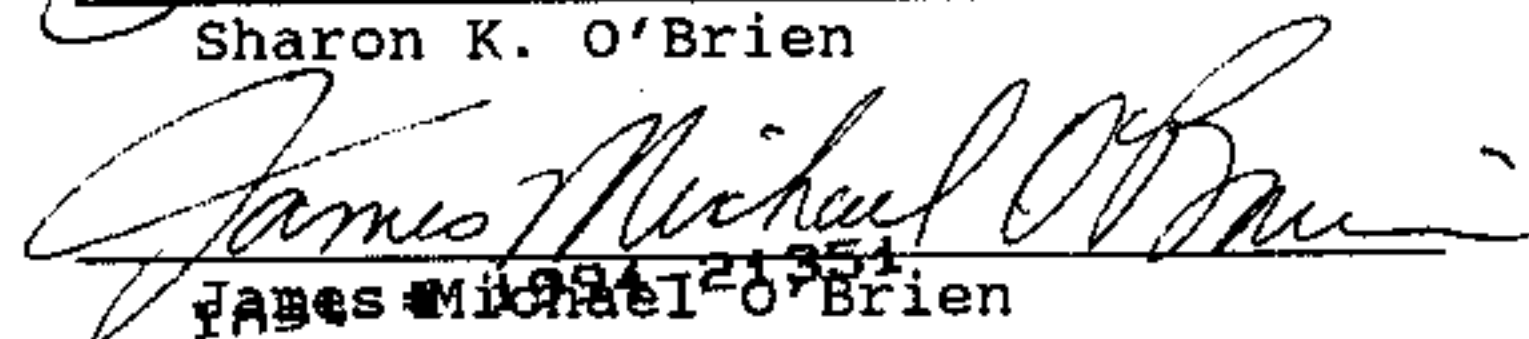
Subject to Easements, Restrictions and Right of Ways of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that We have good right to sell and convey the same as aforesaid; that We will and for 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 24th day of June, 1994.


Sharon K. O'Brien


James Michael O'Brien

07/06/1994-21351
03:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 52.50

Inst # 1994-21351

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon K. O'Brien, an unmarried woman and James Michael O'Brien, an unmarried man, 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 24th day of June, 1994.



NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION EXPIRES JANUARY 24, 1998

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SHELBY COUNTY JUDGE OF PROBATE
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