

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

Kelly J Harris
2781 Coalmont Rd
Helena, AL 35080

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --Seventy Five Thousand and 00/100-- (\$75,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Benjamin C. McCaffrey and wife, Lillian L. McCaffrey

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kelly J. Harris

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Beginning at a point 651 feet south of Northwest corner of West line of Southwest 1/4 of Northwest 1/4 of Section 32, Township 20, Range 3 West; thence run South 1 degree 06 minutes East along said line a distance of 275 feet; thence South 87 degrees 28 minutes East a distance of 245 feet; thence North 0 degrees 28 minutes West a distance of 275 feet; thence North 87 degrees 28 minutes West a distance of 248 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 76,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1995-30387

10/23/1995-30387
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 13th day of October, 1995.

(Seal)

Benjamin C. McCaffrey (Seal)

(Seal)

Lillian L. McCaffrey (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin C. McCaffrey and wife, Lillian L. McCaffrey, 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 13th day of October, A. D., 1995.