

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

(Name) James Gregory Harris

(Address) 110 Hill Street
Wilsonville AL 35186

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kiah Mitchell, by James L. Mitchell or Emily M. Morris as Attorney-in-Fact, as shown by power of attorney, recorded in Instrument No. 1997-20972, in the Probate Office of Shelby County, Alabama, (herein referred to as grantors) do grant, bargain, sell and convey unto

James Gregory Harris and wife, Jessica M. Harris,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 7, according to Hill's Subdivision in the NE 1/4 of NW 1/4 of Section 6, Township 21 South, Range 2 East in the Town of Wilsonville, Shelby County, Alabama, as shown by map of said Subdivision recorded in Map Book 3, Page 142, in the Probate Office of Shelby County.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$59,969.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Kiah Mitchell is the surviving grantee of deed recorded in Deed Book 196, Page 322, Ruby Mitchell, the other grantee, having died on or about the 12 day of March, 1997

07/03/1997-20973
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.00

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 2nd

day of July, 19 97

WITNESSEK Kiah Mitchell
Kiah Mitchell
by Emily Morris P.O. (Seal)

BY: Emily M. Morris, Attorney in Fact under
Power of Attorney recorded as Instrument
#1997- in Probate Office of Shelby
County, Alabama. (Seal)

Kiah Mitchell
by James L. Mitchell P.O. (Seal)

BY: James L. Mitchell, Attorney in Fact under
Power of Attorney recorded as Instrument
#1997-20972 in Probate Office of Shelby
County, Alabama. (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority , a Notary Public in and for said County, in said State, hereby certify that James L. Mitchell and Emily M. Morris, as Attorneys in Fact for Kiah Mitchell whose name s 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, in their capacity as such Attorneys in Fact.

Given under my hand and official seal this 2nd day of July, A. D., 19 97

[Signature]
Notary Public.

My Commission Expires: 10/16/2000

Inst # 1997-20973