

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-30351
09/22/1997-30351
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.25
000 NCD

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

DOUGLAS ROGERS, Attorney at Law

Kyle Hartley and Tamra
Hartley
1284 Highway 17
Montevallo, AL 35115

1920 Mayfair Drive, Birmingham, AL 35209

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of .

Forty Thousand and no/100-----Dollars (\$40,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Wallis Alan Harrison and wife Shirley L. Harrison** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Kyle Hartley and Tamra Hartley** (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 for Legal Description

Subject to taxes for 1997.

Subject to easements, restrictions, rights of way and building lines of record.

\$40,000.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of May, 1997

Wallis Alan Harrison (Seal)
 WALLIS ALAN HARRISON
Shirley L. Harrison (Seal)
 SHIRLEY L. HARRISON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wallis Alan Harrison and Shirley L. Harrison whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 1997.

Douglas Rogers
 NOTARY PUBLIC
 My Commission Expires 9/9/99

EXHIBIT A

A part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the NE corner of the NE 1/4 of the NW 1/4 of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the East line of said 1/4 1/4 a distance of 805.22 feet to a point; thence run South 88 deg. 13 min. 17 sec. East a distance of 212.95 feet to a point in the centerline of Mollenty Creek and the point of beginning of the property being described; thence run South 11 deg. 08 min. 36 sec. East along the centerline of said creek a distance of 21.25 feet to a point; thence run South 11 deg. 59 min. 37 sec. East along said centerline of said creek 96.05 feet to a point; thence run South 12 deg. 03 min. 26 sec. East along said centerline of said creek 85.48 feet to a point; thence run South 13 deg. 36 min. 25 sec. East along same said centerline of same said creek 94.05 feet to a point; thence run South 21 deg. 14 min. 48 sec. East along same said centerline of same said creek 53.54 feet to a point; thence run South 16 deg. 07 min. 50 sec. East along same said centerline of same said creek 61.76 feet to a point; thence run North 89 deg. 37 min. 49 sec. West a distance of 965.31 feet to a steel rebar corner on the East right of way line of Shelby County Highway No. 17; thence run North 09 deg. 59 min. 32 sec. East along said right of way line of said Highway No. 17 a distance of 374.07 feet to a point marking the P. C. of a curve to the left having a central angle of 00 deg. 12 min. 03 sec.; thence run North 09 deg. 28 min. 32 sec. East along the chord of said right of way curve a chord distance of 49.58 feet to a steel rebar corner; thence run South 88 deg. 13 min. 17 sec. East a distance of 792.78 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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09/22/1997-30351
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 26.25

Inst # 1997-15104

05/15/1997-15104
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00