

THIS DEED IS DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

Margaret H. McGimsey, Trustee
5494 Dover Cliff Circle
B'ham, AL 35242

AND

Mary Catherine Cramer, Trustee
5144 Valleybrook Circle
B'ham, AL 35244

STATE OF ALABAMA)
)
SHELBY COUNTY)

\$20,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **ELEANOR F. HARRIS**, an unmarried woman(hereafter referred to as the "Grantor"), in hand paid by **MARGARET H. MCGIMSEY**, as Trustee of the Trust f/b/o Margaret McGimsey Under Eleanor F. Harris Daughters' Trust, Dated January 6, 1998; **MARY CATHERINE CRAMER**, as Trustee of the Trust f/b/o Mary Catherine Cramer Under Eleanor F. Harris Daughters' Trust, Dated January 6, 1998; **MARGARET H. MCGIMSEY**; and **MARY CATHERINE CRAMER** (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, the hereinbelow described real estate in the following manner:

- (a) Unto **MARGARET H. MCGIMSEY**, as Trustee of the Trust f/b/o Margaret McGimsey Under Eleanor F. Harris Daughters' Trust, Dated January 6, 1998 an undivided Six and Twenty Five Hundredths percent (6.25%) interest; and
- (b) Unto **MARY CATHERINE CRAMER**, as Trustee of the Trust f/b/o Mary Catherine Cramer Under Eleanor F. Harris Daughters' Trust, Dated January 6, 1998 an undivided Six and Twenty Five Hundredths percent (6.25%) interest; and
- (c) Unto **MARGARET H. MCGIMSEY** an undivided One and Twenty Five Hundredths percent (1.25%) interest; and
- (d) Unto **MARY CATHERINE CRAMER** an undivided One and Twenty Five Hundredths percent (1.25%) interest.

in and to that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lot 12, in the Survey of Lake Wehapa as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 4, Page 61.

This conveyance is made subject to the following:

- 1. 1998 ad valorem taxes.
- 2. 1999 ad valorem taxes, a lien due and payable October 1, 1999.
- 3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, and to Grantees' respective heirs, successors and assigns forever.

12/30/1998-52114
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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 31.00

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 27 day of December, 1998.

Eleanor F. Harris
Eleanor F. Harris

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor F. Harris, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 27th day of December, 1998.

Paul O. Ramsey
NOTARY PUBLIC
My Commission Expires: 1-9-2001

This Instrument Prepared By:
Melinda M. Mathews, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255

Inst # 1998-52114

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