

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly(Address) 2491 Pelham ParkwayPelham, AL 35124

Send Tax Notice to:

(Name) Patric M. Moriarty & Leanne M. Moriarty(Address) 201 Shelby Forest CircleChelsea, AL 35043**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBYCOUNTY**KNOW ALL MEN BY THESE PRESENTS,**That in consideration of One Hundred Fifty-Five Thousand, Four Hundred and no/100----- DOLLARSto the undersigned grantor J. Harris Development Corporation

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR

does by these presents, grant, bargain, sell and convey unto

Patric M. Moriarty and Leanne M. Moriarty

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

ShelbyCounty, Alabama, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 124,300.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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07:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRM

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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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its \_\_\_\_\_ President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 2nd day of April, 19 99.

ATTEST:

Secretary

J. Harris Development Corporation

By Jack Harris

President

Jack Harris

**STATE OF ALABAMA**ShelbyCounty

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Jack Harris, whose name as \_\_\_\_\_ President of J. Harris Development Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 2nd day of April, A.D., 19 99.

My Commission Expires

Notary Public

EXHIBIT "A"

*Handwritten signature/initials inside a circle*

Lot 6, according to the Survey of Shelby Forest Estates, as recorded in Map Book 21 page 117 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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