

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

19771130000127910 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1977 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama
SHELBY COUNTY;

4812

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty-six Thousand, Eight Hundred and No/100-----Dollars

to the undersigned grantor, J. Harris Development Corporation,
a corporation, in hand paid by Gerald J. Richard and Diane A. Richard,
the receipt whereof is acknowledged, the said
J. Harris Development Corporation,
does by these presents, grant, bargain, sell, and convey unto the said
Gerald J. Richard and Diane A. Richard,
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) A 35 foot building set back line from Dearing Downs Drive; 3) Utility easements as shown on recorded map of said subdivisor; 4) Restrictions filed for record on February 9, 1977, in Misc. Book 18, Page 593, in Probate Office; 5) Transmission line permits to Alabama Power Company dated Sept. 10, 1952, and recorded in Deed Book 155, Page 107, in Probate Office; 6) Permit to Alabama Power Co. and South Central Bell, dated February 10, 1977, recorded in Deed Book 306, Page 721, in Probate Office.

\$51,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Gerald J. Richard and Diane A. Richard, 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said J. Harris Development Corporation does for itself, its successors and assigns, covenant with said Gerald J. Richard and Diane A. Richard, 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 Gerald J. Richard and Diane A. Richard, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. Harris Development Corporation

has hereunto set its
signature by Jack A. Harris its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 28th day of November, 1977.

ATTEST:

J. Harris Development Corporation

By Jack A. Harris
Jack A. Harris Vice President

Secretary.

Odom Robertson

ODOM, RULINSON & THOMPSON
620 NORTH 2ND STREET
BIRMINGHAM, ALABAMA 35204

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

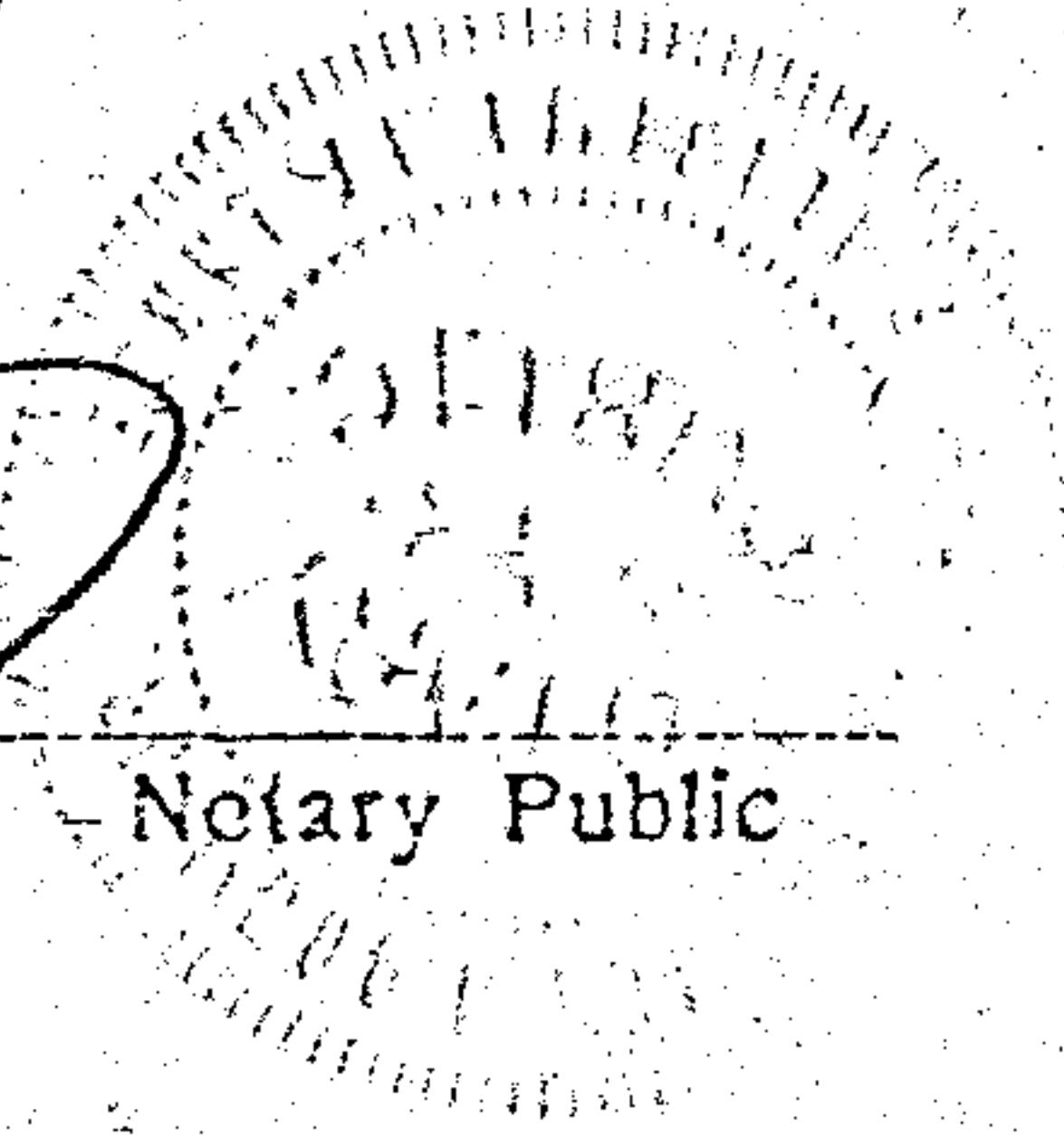
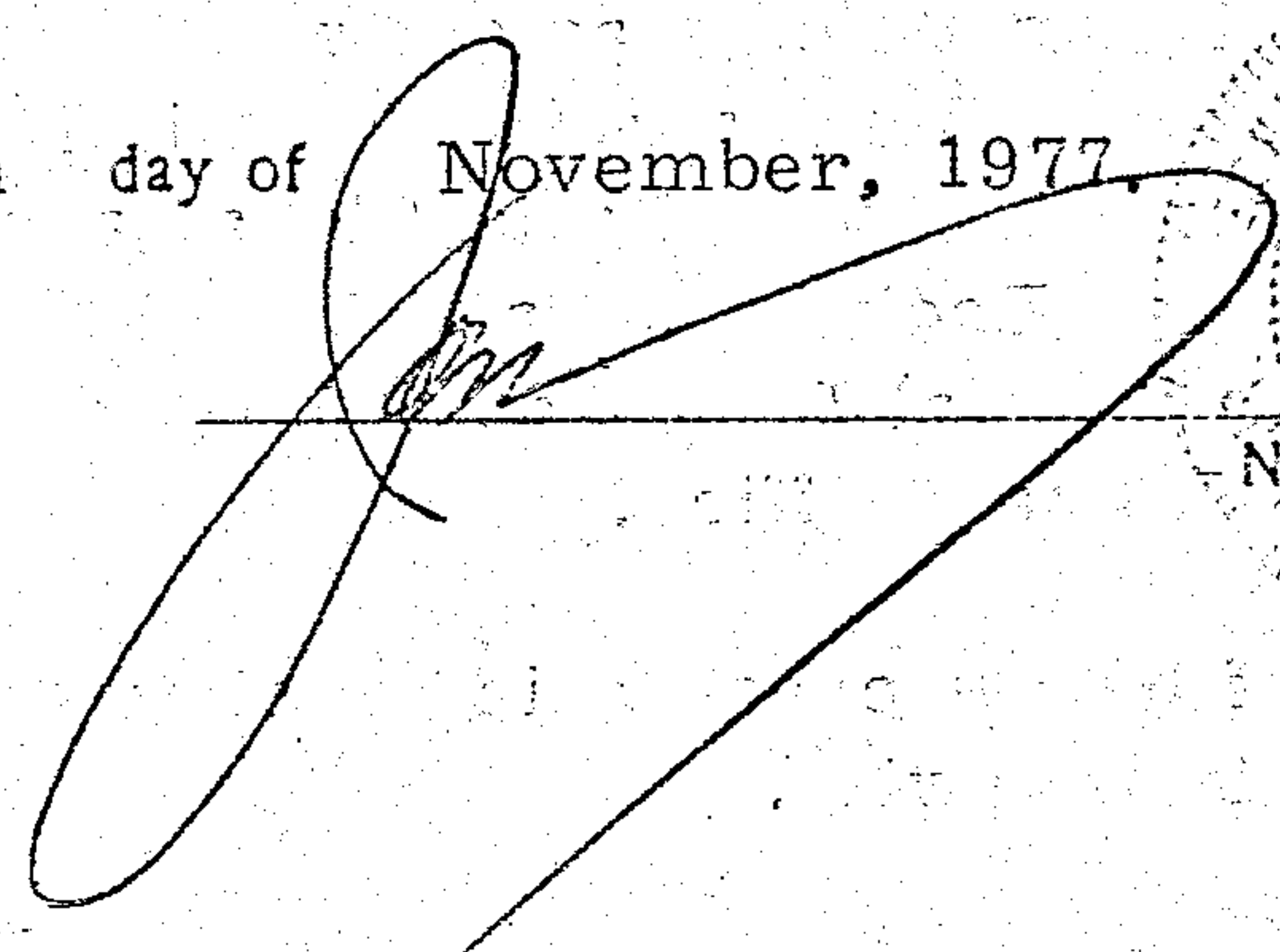
615 No. 21st Street
Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jack A. Harris whose name as Vice President of the J. Harris Development Corporation a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, 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 the 28th day of November, 1977.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1977 NOV 30 AM 11:59
JUDGE OF PROBATE

Deed tax 6.00
Rec. 3.00
Sub. 1.00
See Mtg 371-909
10.00



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PAGE
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BOOK