

THIS INSTRUMENT PREPARED BY:

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

7627

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

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

Fifty-six Thousand, Five Hundred and 00/100-----Dollars
to the undersigned grantor, J. Harris Development Corporation
a corporation, in hand paid by Charles H. Anderson and Phyllis J. Anderson
the receipt whereof is acknowledged, the said

J. Harris Development Corporation
does by these presents, grant, bargain, sell, and convey unto the said
Charles H. Anderson and Phyllis J. Anderson
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book
6, Page 141, 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 Whirlaway Circle;
3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive covenants
and conditions recorded in Misc. Book 18, Page 598, in Probate Office; 5) Easement to
Alabama Power Company recorded in Deed Book 55, Page 454, in Probate Office.

19780214000018330 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1978 12:00:00AM FILED/CERT

\$54,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles H. Anderson and Phyllis J. Anderson,
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 Charles H. Anderson and Phyllis J. Anderson, 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

Charles H. Anderson and Phyllis J. Anderson, 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 13th day of February, 1978

J. HARRIS DEVELOPMENT CORPORATION

ATTEST:

Secretary.

By Jack A. Harris
Jack A. Harris Vice President

ODOM, ROBERTSON & THOMPSON

BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street

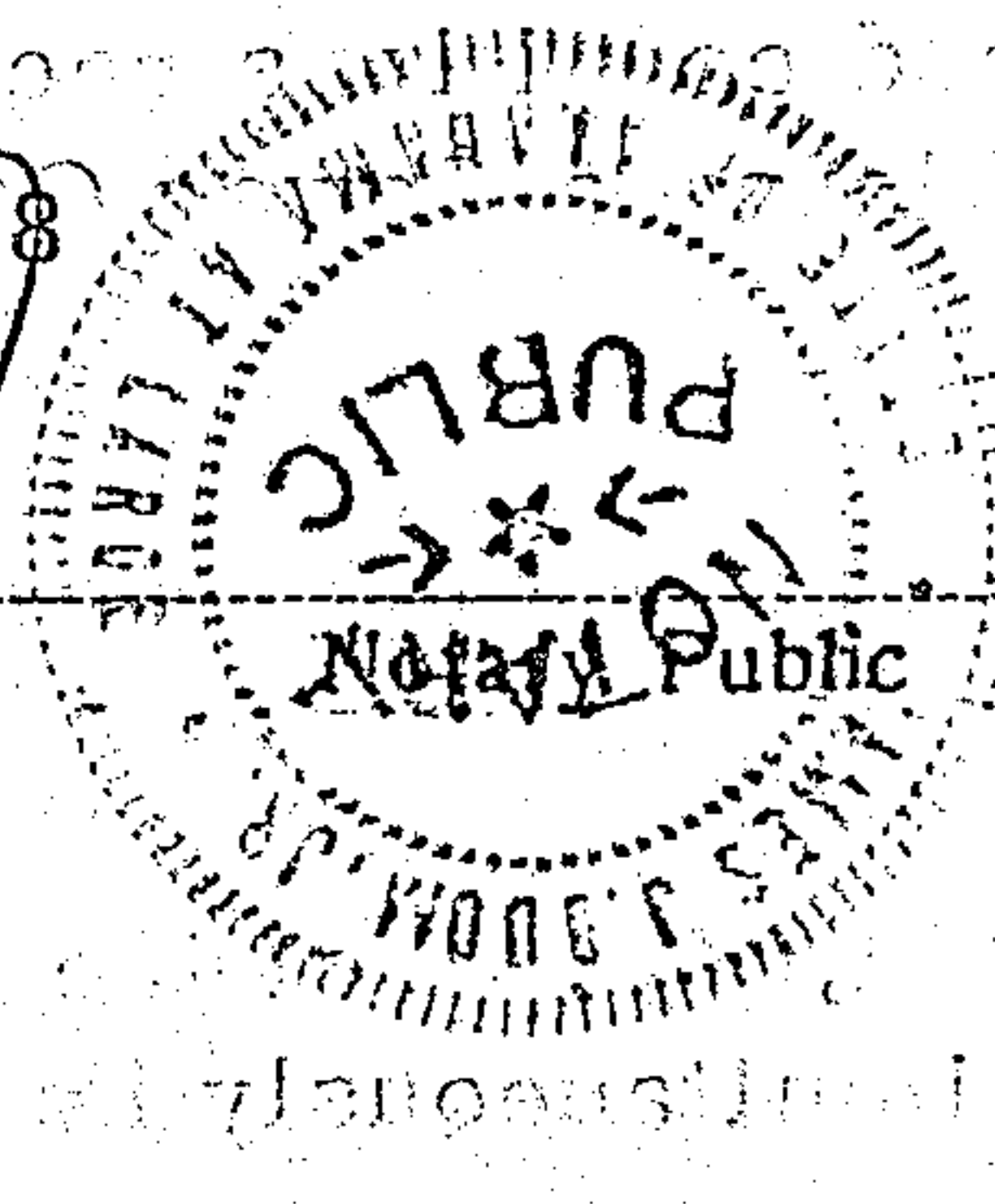
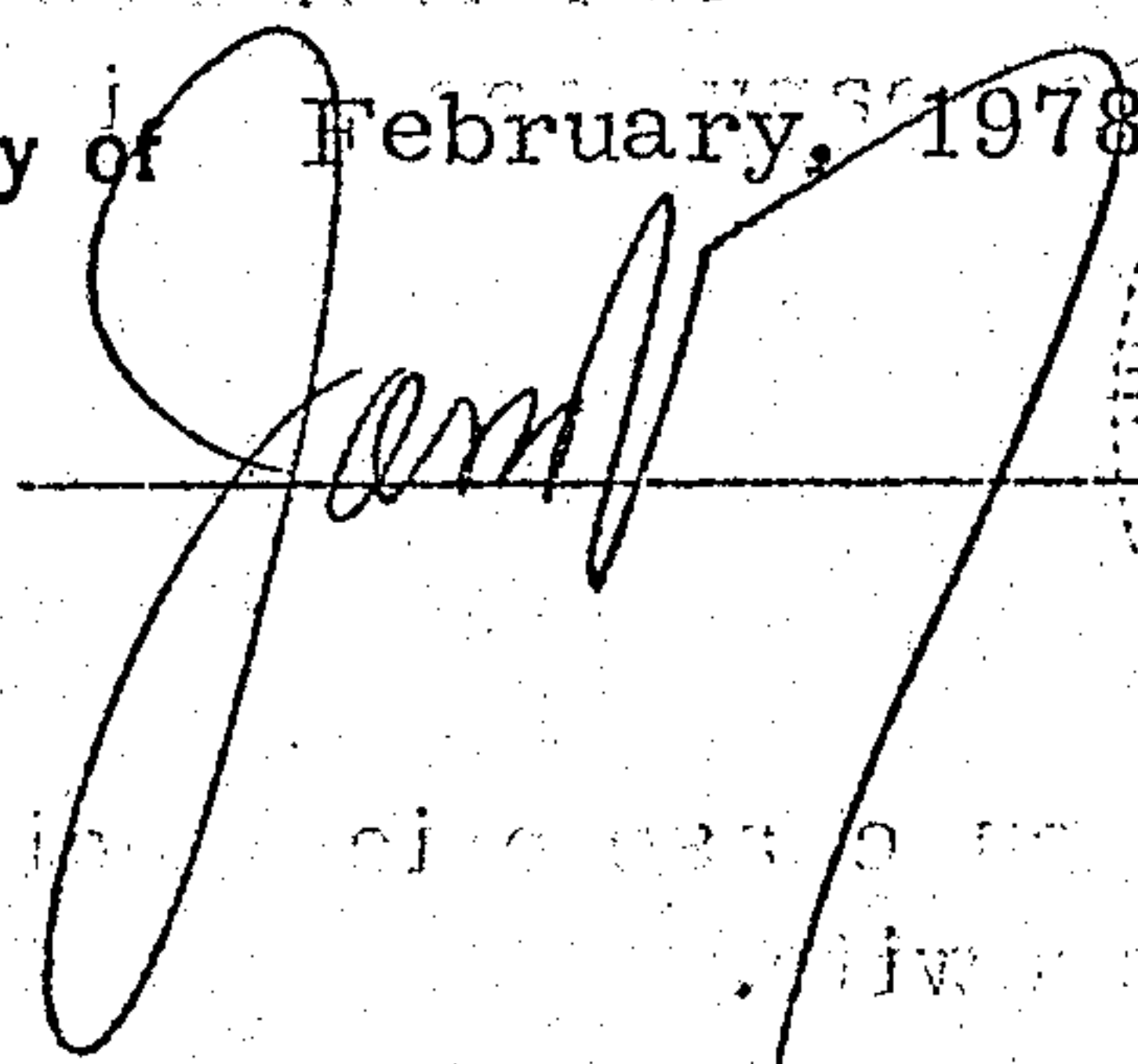
Birmingham, Ala.

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 13th day of February, 1978



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 FEB 14 AM 9:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 2.00

Rec. 3.00

Ind. 1.00

6.00



19780214000018330 2/2 \$.00
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