

112
WARRANTY DEED

(Corporation - Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of FIFTY NINE THOUSAND NINE HUNDRED & 00/100 (\$59,900.00)-----DOLLARS

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

Lot 11, according to the Survey of Dearing Downs, as recorded in Map Book 6, page 136, in the Probate Office of Shelby County, Alabama.

Also that part of Lot 12, according to the Survey of Dearing Downs, as recorded in Map Book 6, page 136, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Lot 12, thence in a Northerly direction along West property line of said Lot 12 a distance of 38.2 feet, to the point of beginning, thence continue along last described course a distance of 35.5 feet, thence 90 deg. right in an Easterly direction a distance of 5.0 feet, thence 98 deg. 01' 15" right in a Southwesterly direction a distance of 35.85 feet to the point of beginning. Situated in the Town of Helena, Shelby County, Alabama.

\$50,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19780905000118970 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD said property unto the said Robert Mitchell Elmore and wife, Sara Ellen Elmore, 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, a corporation, does for itself, its successors and assigns,

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covenant with said Robert Mitchell Elmore and wife, Sara Ellen Elmore, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes

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 Robert Mitchell Elmore and wife, Sara Ellen Elmore, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, on this the 30th day of August, 1978, the said J. Harris Development Corporation, a corporation, has caused these presents to be executed by Jack Harris, its vice-President, who is duly authorized thereto, and the corporate seal to be affixed thereto

19780905000118970 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1978 12:00:00AM FILED/CERT

By Jack Harris
Vice-President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Jack Harris whose name, as vice-President of the J. Harris Development Corporation, a corporation, is signed to the foregoing conveyance, and who are known to me, acknowledged 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 30th day of August, 1978.

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

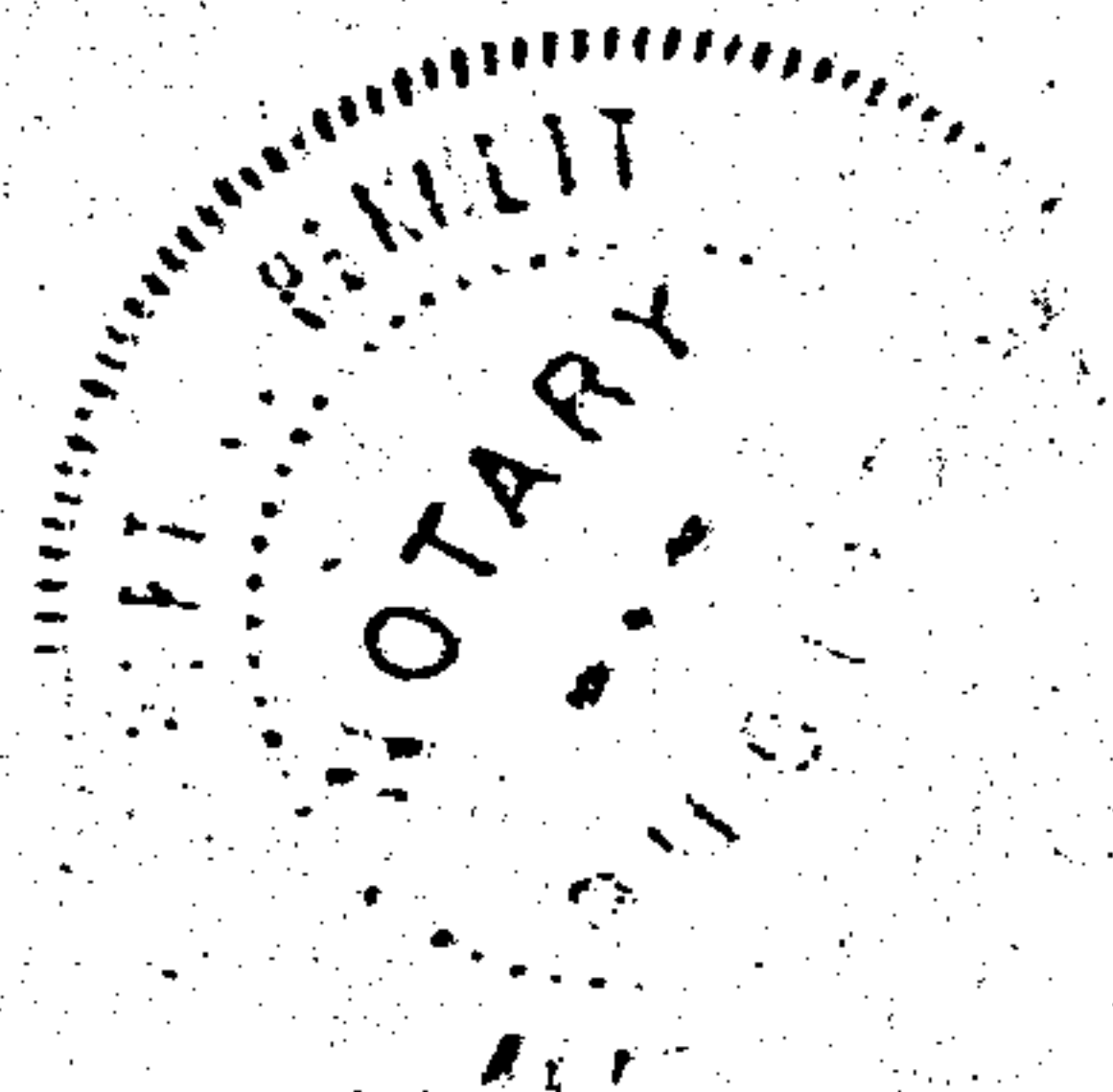
1978 SEP -5 AM 9:09

Robert S. Bennett
Notary Public

THIS INSTRUMENT PREPARED BY
W. S. PRITCHARD, JR.
PRITCHARD, McCALL AND JONES
831 Frank Nelson Building
Birmingham, Alabama 35203

JUDGE OF PROBATE

Deed 9.00 Sec mty: 382 -
Rec. 3.00
Aud. 1.00
13.00



TO
ROBERT MITCHELL ELMORE and
SARA ELLEN ELMORE

J. HARRIS DEVELOPMENT CORPORA

WARRANTY DEED
(Corporation - Survivorship)

PRITCHARD, McCALL & JONES
Attorneys

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