

(Name) (Mrs.) Martha Mullins

(Address) 1031 South 21st Street Birmingham, Alabama 35205

19810710000075900 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/10/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty one thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner doing business as Deerwood Lake, a partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Harris and wife, Lee Ann Lowry Harris

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to Map of Deerwood-Lake, as recorded in Map Book 6, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

This property is conveyed subject to the following:

1. Taxes for 1981 and subsequent years. 1981 taxes are a lien but not due and payable until October 1, 1981.
2. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9, Page 432, in Probate Office.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to one-half interest in mineral rights, as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office.
5. Restrictions as shown on recorded map of said subdivision.
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company, dated April 18, 1975, recorded in Deed Book 292, Page 353, in said Probate Office.
7. Permit to South Central Bell Telephone Company, dated June 14, 1976, recorded in Deed Book 299, Page 702, in Probate Office.
8. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
9. \$13,000.00 paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 7th day of July, 1981.

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
NOTARIAL ACT WAS FILED  
(Seal)  
1981 JUL 10 AM 9:47  
(Seal)  
Thomas A. Shanderson  
JUDGE OF PROBATE (Seal)  
Deed 8.00  
Rec. 1.50 See entry 414-17  
Ind. 1.00  
10.50

DEERWOOD LAKE,  
an Alabama General Partnership  
John B. Davis, General Partner (Seal)  
H. M. Davis, Jr., General Partner (Seal)  
Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Martha Mullins, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, H. M. Davis, Jr. and Ted A. Holder, general partners whose names are 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 have executed the same voluntarily on the day the same bears date in their capacity as general partners.

Given under my hand and official seal this 7th day of July, A. D., 1981.

DAVIS & MAJOR, INC.  
1031 SOUTH 21ST STREET  
BIRMINGHAM, ALABAMA 35205

MY COMMISSION EXPIRES SEP 17, 1983