

This instrument was prepared by

1593
Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred and no/100----- (\$300.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

W.C. Billingsley, a widower

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

✓ Richard Borg Harmon and Mary Ellen Harmon

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

Shelby

County, Alabama to-wit:

A strip seven (7) feet wide on the East side of Lot 9, being of uniform width in Triple Springs Subdivision as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 34.

SUBJECT TO: Restrictive covenants as recorded in Deed Book 256, Page 481, in the Probate Office of Shelby County, Alabama; 40' building line as shown by recorded plat; transmission line permit to Alabama Power Company as recorded in Deed Book 143, Page 368 and Deed Book 226, Page 703, in the Probate Office of Shelby County, Alabama.

The above described property is the portion excepted from the land conveyed by deeds recorded in Deed Book 278, Page 464, and Deed Book 285, Page 701, both in the Probate Office of Shelby County, Alabama. It is the intention of the grantor that the grantees obtain ownership to the entire Lot 9 as described above. Grantor is the survivor of the Grantees named in the joint survivorship deeds recorded in Deed Book 237, Page 710 and Deed Book 248, Page 540, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 28th

day of October, 1985

WITNESS:

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

1985 DEC 30 AM 10:48

Deed Tax .50

Rec 2.50

Ind. 1.00

(Seal) 400

W.C. Billingsley

Judge of Probate

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State

hereby certify that W.C. Billingsley, a widower

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 28th day of October, A. D., 1985

Form 31-A

Notary Pub

201 - Rooney Rd.
Columbiana Ala.
35051