

Grantors:  
300 Yorkshire Dr.  
Homewood, AL 35209

Grantees:  
1229 Cedardell Lane  
B'ham, AL 35216

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

\$64,500.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned grantors, C. I. Crais and Marion F. Dick (herein referred to as "Grantors") by Jack D. Harris and wife, Rebecca B. Harris, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the real estate situated in Shelby County, Alabama, described as follows:

A parcel of land located in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , all in Section 23, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SW corner of said SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence in a northerly direction along the westerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, said line also being the east line of Dearing Downs Subdivision, a distance of 720.00 feet to the Northeast corner of Lot 10 of Dearing Downs 3rd Addition, as recorded in Map Book 8, Page 15, in the office of the Judge of Probate, in Shelby County, Alabama; thence 90 degrees right, in an easterly direction, a distance of 789.05 feet; thence 90 degrees right, in a southerly direction, a distance of 742.45 feet to a point in the southerly line of said SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence 91 degrees 38 minutes 04 seconds right, in a westerly direction along said southerly line, a distance of 2.00 feet; thence 91 degrees 38 minutes 04 seconds left, in a southerly direction, a distance of 398.26 feet; thence 90 degrees right, in a westerly direction, a distance 389.10 feet; thence 34 degrees left, in a southwesterly direction, a distance of 204.99 feet; thence 34 degrees right, in a westerly direction, a distance of 228.00 feet to the southeast corner of Lot 80 of Dearing Downs 2nd Addition, as recorded in Map Book 9, Page 33 in said Probate Office; thence 90 degrees right, in a northerly direction along the east line of said Dearing Downs, a distance of 535.28 feet to the Point of Beginning.

This conveyance is made subject to the following:

- (1) Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quality of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
- (2) Ad valorem taxes due in the year 1986, a lien but not yet payable;
- (3) Mineral and mining rights and rights incident thereto recorded in Volume 249, Page 355, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 the Grantors, for itself, its successors and assigns, do hereby covenant with the said Grantees, their heirs and assigns, that the property is free and clear from all encumbrances whatsoever, created by, from, through or under the Grantors, and that said Grantors will forever warrant and defend the same with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, against all lawful claims of all persons claiming by, through or under the Grantors herein, except as herein stated.

The entire purchase price recited above was paid by proceeds of mortgage loan closed simultaneously herewith.

*Mtg Corp of the South*

BOOK 072 PAGE 968

IN WITNESS WHEREOF, the said Grantors have executed this conveyance this the 5th day of May, 1986.

C. I. Crais  
C. I. Crais  
Marion F. Dick  
Marion F. Dick

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County in said State, hereby certify that C. I. Crais 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.

Given under my hand and official seal, this the 5th day of May, 1986.

Margie R. Bryan  
NOTARY PUBLIC

My Commission Expires: 10-07-88

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Marion F. Dick 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.

Given under my hand and official seal, this the 5th day of May, 1986.

Margie R. Bryan  
NOTARY PUBLIC

My Commission Expires: 10-07-88

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 MAY 21 AM 11:44

Thomas W. Swann, Jr.  
JUDGE OF PROBATE

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 MAY 12 AM 11:44

Thomas W. Swann, Jr.  
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00

This instrument was prepared by Lynne J. Roberson, 2119 Sixth Avenue North, Birmingham, Alabama 35203.