

SEND TAX NOTICE TO:

1986

(Name) _____

(Address) _____

This instrument was prepared by

(Name) L. Bruce Dickson, Attorney at Law

2500 Crestwood Boulevard

(Address) Birmingham, Alabama 35210

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SEVEN THOUSAND (\$37,000.00) ***** DOLLARS

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

✓ JERRY JOE HARRIS, AND WIFE JUDY HARRIS

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

STEPHEN RAY PARKER AND WIFE, PATSY DIANE PARKER

(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 part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 18 South, Range 1 East more particularly described as follows: From the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run south along west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 207 feet to the point of beginning; thence turn an angle to the left of 90 degrees 00 minutes and run in an easterly direction for a distance of 312.68 feet; thence turn an angle to the right of 26 degrees 46 minutes and run in a southeasterly direction a distance of 536.75 feet; thence turn an angle to the left of 69 degrees 23 minutes and run in a northeasterly direction a distance of 430 feet to the approximate center line of an existing road; thence turn an angle to the right of 127 degrees 08 minutes 45 seconds and run southerly along said road a distance of 167.92 feet; thence turn to the right of 72 degrees 54 minutes 15 seconds and run in a southwesterly direction a distance of 1217.53 feet to a point on the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of 112 degrees 34 minutes and run northerly along the said west line a distance of 585.0 feet to the point of beginning, said parcel containing an area of 6.93 acres; more or less.

Subject to all easements, restrictions and right of ways of record. Grantor reserves the mineral and mining rights in and to said property. The said property is conveyed subject to Grantor's reserved mineral and mining rights.

\$33,000.00 of the consideration recited above was paid by a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15

day of October, 1986

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1986 OCT 17 PM 4:14 (Seal)

1. Deed Tax \$ 400

2. Mtg. Tax (Seal)

3. Recording Fee 350

4. Indexing Fee 100

TOTAL 750

STATE OF ALABAMA

JEFFERSON

COUNTY

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

hereby certify that Jerry Joe Harris and wife, Judy Harris

whose name are signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 15 day of October, A.D., 1986

1st. 1 Box 1018-F
Lee Ala 35094

Jerry Joe Harris (Seal)
Jerry Joe Harris

Judy Harris (Seal)
Judy Harris

Lee Dickson
Notary Public
ALABAMA STATE AT LARGE

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