

MAIL TAX NOTICE TO: Harrison Building Company, 1237 Kelly Lane, Leeds, Alabama 35094

1395  
**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney at Law

(Address) 108 Chandalar Drive, Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

1. Deed Tax \$ 2.00  
2. Mig. Tax             
3. Recording Fee 2.50  
4. Indexing Fee 4.00  
TOTAL 5.50

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) DOLLARS

to the undersigned grantor, REYNOLDS & VARNER, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

JAMES W. HARRISON, JR. d/b/a HARRISON BUILDING COMPANY

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

Shelby County, Alabama to-wit:

Lot 7, according to the survey of Russet Bend, as recorded in Map Book 11 page 52,  
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Russet Bend Drive as shown by plat.  
Public utility easements as shown by recorded plat, including a 15 foot easement  
through center, a 7.5 foot easement on the Northeast side and Southwest side and a  
10 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 150  
page 97 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as shown by instrument recorded in  
Deed Book 139 page 424 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument  
recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

**\$14,850.00 of the purchase price was paid by proceeds of mortgage loan  
closed simultaneously herewith.**

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are  
free from all encumbrances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of February 19 88.

ATTEST:

Mildred W. Reynolds  
Secretary

REYNOLDS & VARNER, INC.  
By Melvin R. Reynolds  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

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a Notary Public in and for said County in said

I, the undersigned  
State, hereby certify that Melvin R. Reynolds  
whose name as President of Reynolds & Varner, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, and 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 4th day of February

19 88

[Signature]  
Notary Public

[Signature]  
Notary Public