

SEND TAX NOTICE TO:

(Name) James W. Small & Barbara K. Small
1800 Surrey Trail
 (Address) Helena, Alabama 35080
#13-5-22-4-002-004

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
 (Address) Birmingham, Alabama 35209 **320**

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty-Eight Thousand and 00/100

to the undersigned grantor, J. Harris Homes, 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. Small and Barbara K. Small
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 4, according to the survey of Dearing Downs, 8th Addition, as
 recorded in Map Book 10, Page 42, in the Probate Office of Shelby
 County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and
 payable until October 1, 1989.

Existing easements, restrictions, rights of way, set back lines,
 limitations, if any, of record.

\$ 124,200.00 of the consideration was paid from the proceeds of a
 mortgage loan.

BOOK 212 PAGE 298

14.00
 3.50
 17.50

1. Deed Tax \$ 14.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 17.50

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 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, unless otherwise noted above, 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, Jack A. Harris
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of October 1988

ATTEST:

J. HARRIS HOMES, INC.
Jack A. Harris
 By Jack A. Harris, Its President

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

STATE OF ALABAMA
 COUNTY OF JEFFERSON } 88 NOV -4 AM 8:45

I, Gene W. Gray, Jr. JUDGE OF PROBATE

a Notary Public in and for said County in said

State, hereby certify that Jack A. Harris
 whose name as President of J. Harris Homes, Inc.
 a corporation, 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, 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 31st

day of October 1988

Copy 1-10-88