

1068

WARRANTY DEED--JOINT TENANCY

1,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Dorothy H Moore
Rt 4, BX 228
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and in settlement of the estate of Nina Mae Harrison, deceased, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Sidney Harrison, a married man, of 1737 Woodbine Drive, Vestavia Hills, AL 35216, Audrey Harrison Burchfield, a married woman, of Rt 3, BX 569, Cottdale, AL 35453, Hazel Lucille Harrison Caldwell, a widow, of 202 Front Street, Adamsville, AL 35005, and Dorothy Elizabeth Harrison Moore, a widow, of Rt 4, BX 228, Montevallo, AL 35115, being all the devisees named in a will of the said Nina Mae Harrison dated August 16, 1969, do grant, bargain, sell, and convey unto Sidney Harrison, a married man, of 1737 Woodbine Drive, Vestavia Hills, AL 35216, Audrey Harrison Burchfield, a married woman, of Rt 3, BX 569, Cottdale, AL 35453, Hazel Lucille Harrison Caldwell, a widow, of 202 Front Street, Adamsville, AL 35005, and Dorothy Elizabeth Harrison Moore, a widow of Rt 4, BX 228, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Apiece of land in and near the center of §20, Twp 22S, R3W, more particularly described as: Beginning at a point where the W bank of Kings Creek intersects the N boundary line of the Montevallo-Boothton Public Road (Shelby County Highway 10); run thence westerly along the said N boundary line of said Highway 10 526 feet; thence run northeasterly 500 feet to a point on the W bank of said creek, which point is 546 feet from the point of beginning measuring along the W bank of said Kings Creek; thence in a southern direction along the W bank of said Creek and following the meanderings thereof 546 feet to the point of beginning.

The intent of this instrument is to convey all property owned by Nina Mae Harrison at the time of her death, specifically her house and the parcel of land it stands on at Rt 4, BX 228, Montevallo, AL 35115, whether or not correctly described above.

The conveyed property forms no part of the homestead of any grantor herein, except Dorothy Elizabeth Harrison Moore. Each other grantor herein owns other property which does form homestead.

Source of title: A warranty survivorship deed from Hattie B Harrison to Nina Mae Harrison and James Thomas Harrison executed July 18, 1953 and recorded July 21, 1953 at deed book 161, page 326 and rerecorded July 24, 1953 at deed book 161, pages 345-6.

Sidney Harrison
1737 Woodbine

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To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of the last such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 28 March 1990.

Witness:

Edmond C Matthews Jr.
P.O. Box 114
Mulga AL 35118
787-4838

Sidney Harrison (Seal)
Sidney Harrison
Audrey Harrison Burchfield (Seal)
Audrey Harrison Burchfield
Dorothy Elizabeth Moore (Seal)
Dorothy Elizabeth Harrison Moore
Hazel Lucille Harrison Caldwell (Seal)
Hazel Lucille Harrison Caldwell,
by and through

by virtue of a duly executed power of attorney, a copy of which is attached.
Peggy Caldwell Powell
Charles C. Caldwell

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State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Sidney Harrison, Audrey Harrison Burchfield, Dorothy Elizabeth Harrison Moore, and ~~Hazel Lucille Harrison Caldwell, by and through her attorney in fact,~~ whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 March 1990.

NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 9, 1994

DURABLE POWER OF ATTORNEY

WARNING TO PERSON EXECUTING THIS DOCUMENT

This is an important legal document. It creates a durable power of attorney. Before executing this document, you should know these important facts:

1. This document may provide the person you designate as your attorney in fact with broad powers to dispose, sell, convey, and encumber your real and personal property.

2. These powers will exist for an indefinite period of time unless you limit their duration in this document. These powers will continue to exist notwithstanding your subsequent disability or incapacity.

3. You have the right to revoke or terminate this durable power of attorney at any time.

SCM
JK

DURABLE POWER OF ATTORNEY

1. Creation of Durable Power of Attorney

By signing this document, I, HAZEL H. CALDWELL, intend to create a durable power of attorney. This durable power of attorney shall not be affected by my subsequent disability or incapacity, and shall remain effective until my death, or until, revoked by me in writing.

2. Effective Date

This durable power of attorney shall become effective as of the date of my signing it.

3. Designation of Attorney in Fact

I, HAZEL H. CALDWELL, hereby appoint PEGGY CALDWELL NEWELL of Hueytown, AL, and CHARLES C. CALDWELL of Pleasant Grove, AL, jointly, as my attorneys-in-fact, to act for me and in my name and for my use and benefit. Should one of them be deceased or fail to serve or cease to serve as my attorney-in-fact, the other shall act solely.

4. Authority of Attorney in Fact

I grant my attorneys in fact full power and authority over all my property, real and personal, and authorize them to do and perform all and every act which I as an owner of said property could do or perform and I hereby ratify and confirm all that my attorneys in fact shall do or cause to be done under this durable power of attorney. I specifically authorize my attorneys-in-fact to sell, mortgage, pledge, encumber or otherwise deal in any real estate that I may own. To sign any deeds, statements or other documents which may need to be executed in regard to such transactions and to deal with any financial institutions on my behalf and sell or transfer any stocks or securities which I may have.

5. Reliance by Third Party

The powers conferred on my attorney in fact by this durable power of attorney may be exerciseable by my attorneys in fact alone, and my attorneys in fact's signatures or act under the authority granted in this durable power of attorney may be

Hazel H. Caldwell

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accepted by any third person or organization as fully authorized by me and with the same force and effect as if I were personally present, competent and acting on my own behalf.

No person or organization who relies on this durable power of attorney or any representation my attorneys in fact makes regarding their authority, including but not limited to:

(i) the fact that this durable power of attorney has not been revoked;

(ii) that I, HAZEL H. CALDWELL, was competent to execute this power of attorney;

(iii) the authority of my attorneys under this durable power of attorney;

shall incur liability to me, my estate, heirs, successors or assigns because of such reliance on this durable power of attorney or on any such representation by my attorney in fact.

A photocopy of the original of this document shall have the same force and effect as the original.

Executed this 3rd day of Oct, 1988
at Birmingham, AL

Hazel H. Caldwell
HAZEL H. CALDWELL
Principal

Witnesses

Dyantha C. Matthews of 827 30. 15th St.
Shene J. Kennedy of 1012 C Sue Mason Lane, AL

Notarization

State of Alabama)
County of Jefferson)

On this 3rd day of Oct, 1988, before me, a Notary Public, State of Alabama, duly commissioned and sworn personally appeared HAZEL H. CALDWELL, personally known to me to be the person whose name is subscribed to in the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Alabama, County of Jefferson, on the date set forth above in this certificate.

Henry S. Franklin
Notary Public
State of Alabama
My Commission Expires 12/13/90

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

90 APR 16 PM 3:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax ----- \$ 1.00
2. Mtg. Tax ----- \$
3. Recording Fee ----- \$ 10.00
4. Indexing Fee ----- \$ 7.00
5. No Tax Fee ----- \$
6. Certified Fee ----- \$ 1.00
Total ----- \$ 19.00

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