

485

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: Charles H. Harris
name

4918 Meadowbrook Way
address Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Fifty-Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Glenn R. Krause and wife, Dorothy Frances Krause

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles H. Harris and C. Ann Harris

(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 82, according to the Survey of Meadow Brook, Second Sector, First Phase,
as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County,
Alabama. Situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$100,050.00 of the purchase price recited above was paid from
a mortgage loan 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that X (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 29th
day of October, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

X Glenn R. Krause 10/29/91 (Seal)
Glenn R. Krause

(Seal)
X Dorothy Frances Krause (Seal)
Dorothy Frances Krause

Louisiana
~~STATE OF ALABAMA~~
EAST BATON ROUGE PARISH
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Glenn R. Krause, a married man
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
on the day the same bears date.

Given under my hand and official seal this 29 day of October A. D., 19 91

[Signature]
Notary Public.
MY COMMISSION EXPIRES AT 0

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Frances Krause, a married woman 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1991.

My Commission Expires: 4/21/92

Wm. H. Holm
Notary Public

BOOK 372 PAGE 321

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

91 NOV -7 PM 1:05

Thomas P. Jennings, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 55.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 64.00