

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 1810 Mountain Stone Drive
Helena, AL 35080

This instrument was prepared by

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand and no/100-----DOLLARS

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

Francis A. Harrison, a single person

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

Wallis Alan Harrison and Shirley L. Harrison

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

Shelby County, Alabama to-wit:

That part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 Section 17 Township 22 Range 3 West lying East of the Montevallo and Dogwood public road described as follows:

Beginning at an iron stake on the East side of the Montevallo and Dogwood Public road which is the corner of the Donald Lovelady and William Lovelady Property and run North a distance of 420 feet, thence East 420 feet, thence South 420 feet, thence West 420 feet to point of beginning; being situated in Shelby County, Alabama.

Also, that part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 Section 17, Township 22, Range 3 West, lying East of the Montevallo and Dogwood public road described as follows: Beginning at an Iron stake on the Southeast corner of the present Francis A. Harrison property and run East to Laura Spring on McHenry Creek 477 feet, thence Northerly 413 feet; thence West 420 feet, then South 398 feet to point of beginning; being situated in Shelby County, Alabama.

Francis A. Harrison is the surviving Grantee of those certain deeds recorded at Book 259, pages 256 and 257, the other Grantee therein, Ethel Pauline Harrison, having died on or about March 1, 1977.

\$13,030.50 of the above consideration 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 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, I have hereunto set my hand(s) and seal(s), this 7th

day of August, 19 92

WITNESS

08/12/1992-16778
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JERRY S. HARRIS
Inst # 1992-16778

F. A. Harrison (Seal)
FRANCIS A. HARRISON (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

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

hereby certify that Francis A. Harrison

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 7th day of August, A. D., 19 92

Douglas Rogers
Notary Public