

\$190,000 of the purchase price was paid from proceeds of purchase money mortgage closed simultaneously herewith.

This instrument was prepared by

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Form TICOR 5200 1-84

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

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and 00/100----- DOLLARS

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

Stephen L. Harris and wife, Rebekah B. Harris

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

Stephen L. Harris and Rebekah B. 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:

Parcel I

Lots 1, 2 and 3, according to the Survey of Kelley Estates, as recorded in Map Book 16, page 138, in the Probate Office of Shelby County, Alabama.

Parcel II

Begin at the Southeast corner of the Southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 330.00 feet to the point of beginning; thence proceed along the previous course a distance of 320.24 feet to a point on the Easterly side of Ballenger Street; thence turn right 91° 45' Northerly along the said Easterly side of Ballenger Street a distance of 347.72 feet to the Southerly R.O.W. of Shelby County Highway #49; thence turn right 108° 29' Southeasterly along a chord to a curve to the left; said curve having a radius of 1016.85 feet, a distance of 205.62 feet along said chord; thence turn left a deflection of 2° 19' Southeasterly along the straight section of said Southerly R.O.W. a distance of 94.10 feet; thence turn right 65° 53' Southeasterly a distance of 248.89 feet to the point of beginning.

Situated in Shelby County, Alabama.

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, we have hereunto set OUR hand(s) and seal(s), this 11th day of December, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Stephen L. Harris (Seal)
Rebekah B. Harris (Seal)
REBEKAH B. HARRIS (Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Harris and wife, Rebekah B. Harris whose name s are signed to the foregoing conveyance, and who are 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 11th day of December, A. D., 1992

Notary Public.

My Commission Expires February 20, 1993