

1993-18095

This instrument was prepared by

Send Tax Notice To: Robert C. Harris

(Name) J. Dan Taylor

name
6300 South POinte Parkway
address

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Birmingham, Al. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$235,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H. ALBERT AWTREY and wife, ROSEMARIE J. AWTREY

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

ROBERT C. HARRIS, and wife, SANDRANETTA C. 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 1, according to the Survey of Southpointe, First Sector, as recorded in Map Book 11, page 83, in the Probate Office of Shelby County, Alabama.

\$ 211,500.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable.

06/21/1993-18095
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 30.00

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 17th

day of June, 1993.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
H. ALBERT AWTREY
(Seal)
ROSEMARIE J. AWTREY
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

J. DAN TAYLOR

, a Notary Public in and for said County, in said State, hereby certify that H. ALBERT AWTREY, and wife, ROSEMARIE J. AWTREY whose name 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 17th day of

June

A. D., 19 93

J. DAN TAYLOR

Notary Public.