

Send Tax Notice To:
Rozell Harris
4601 Eagle Wood Court
Birmingham, Alabama 35242
PID# 09-3-08-0-002-012.009

**GENERAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Two Hundred Ten Thousand and 00/100'S * (\$210,000.00)**

to the undersigned Grantor,

Touchdown Partnership, an Alabama General Partnership

(herein referred to as Grantor) does by these presents grant,
bargain, sell and convey unto

Rozell Harris and Sandra Harris

(herein referred to as Grantees), for and during their joint lives
and upon the death of either of them, then to the survivor 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:

**Lot 301, according to the Survey of Eagle Point, Third Sector, Phase I, as
recorded in Map Book 17, Page 68, in the Probate Office of Shelby County,
Alabama.**

\$196,650.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years not
yet due and payable.

Subject to covenants and restrictions, building lines, easements
and rights of way of record.

Subject to mineral and mining rights of record and all rights
and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their
joint lives and upon the death of either of them, then to the
survivor of them in fee simple, and to the heirs and assigns of such
survivor 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 in and to the property described hereinabove shall pass to
the surviving GRANTEE, and if one does not survive not survive the
other, then the heirs and assigns of the GRANTEES herein shall take
as tenants in common.

And said Grantor does for itself, its successors and assigns,
covenant with said Grantee, his, her or their heirs and assigns, that
it is lawfully seized in fee simple of said premises, that they are
free from all encumbrances, that it has a good right to sell and
convey the same as aforesaid, and that it will, and its successors
and assigns shall, warrant and defend the same to the said Grantee,
his, her or their heirs, executors and assigns forever, against the
lawful claims of all persons.

01/25/1994-02702
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1994-02702

IN WITNESS WHEREOF, the said Grantor by **Donald R. Slatton** its **General Partner**, who is authorized to execute this conveyance, hereto set its signature and seal this **17th** day of **January, 1994**.

Touchdown Partnership

By: *Donald R. Slatton by: Connie N. Slatton, Attorney in fact*
Donald R. Slatton, General Partner

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald R. Slatton** whose name as **General Partner of Touchdown Partnership, an Alabama General Partnership**, 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/she as General Partner and with full authority executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this **17th** day of **January, 1994**.

W. Russell Beals, Jr.

Notary Public
My commission expires: 09/21/94

94007SH

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
#10 Inverness Center Parkway
Suite 110
Birmingham, AL 35242-4818

Inst # 1994-02702

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STATE OF ALABAMA
SHELBY COUNTY
JAN 25 1994
11:00 AM
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