

This instrument was prepared by

Send Tax Notice To: Joseph C. Harris

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

name
2005 Little Ridge Circle
address
Birmingham, Alabama

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Four Thousand and No/100 (144,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Timothy A. Brown, Unmarried and Lynn P. Brown, Unmarried
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph C. Harris and Hazel J. 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 43, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to 50 foot building line and restrictions as shown on recorded map.

Subject to 7.5 foot easement on north side and easement on rear of lot of undetermined size as shown on recorded map.

Subject to restrictions appearing of record in Real Volume 78, Page 104, Real Volume 171, Page 836, Real Volume 178, Page 580 and Real Volume 178, Page 582.

Subject to right-of-way granted to Alabama Power Company recorded in Real Volume 84, Page 567 and Real Volume 93, Page 143.

01/03/1995-00065
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50

\$ 136,800.00 of the purchase price was paid from the proceeds of 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, we have hereunto set OUR hand(s) and seal(s), this 30th day of December, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Timothy A. Brown (Seal)
Lynn P. Brown (Seal)
Lynn P. Brown (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Timothy A. Brown, Unmarried 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 30th day of December A. D., 19 94

My Commission Expires: 1/23/98

Larry L. Halcomb
Notary Public.

Inst # 1995-00065

STATE OF TENNESSEE

Hamilton COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn P. Brown, Unmarried, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 1994.

My Commission Expires:

12-21-96

Dana Roddy
Notary Public
(SEAL)

Inst # 1995-00065

01/03/1995-00065
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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