

SEND TAX NOTICE TO:

Mr. Larry Jason Harris
906 5th Avenue S.W.
Alabaster, AL 35007

Inst # 1995-00417

Prepared by:

✓ Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-SEVEN THOUSAND AND NO/100.....(\$57,000.00)...Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **SHIRLEY J. NELMS, A Married Woman, DOYLE L. JOHNSON, A Married Man, and JIMMY A. JOHNSON, A Married Man** (herein referred to as grantors), do grant, bargain, sell and convey unto **LARRY JASON HARRIS and LARRY HENRY 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 8, Block 2, according to the J.G. Lacey Survey, as recorded in Map Book 3 page 113, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Property taxes for 1995 and subsequent years, not yet due and payable.
2. Restrictions, covenants & conditions as set out in instrument(s) recorded in Map Book 3 page 113 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Co. as shown by instrument(s) recorded in Deed 171 page 34 in Probate Office.

The above described property is not the homestead property of the grantors, or of the grantors' spouses.

The entire \$57,000.00 of the purchase price received above was paid from a first purchase money 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 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.

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01/05/1995-00417
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 3rd day of January, 1995.

Shirley J. Nelms (Seal)
Shirley J. Nelms

Doyle L. Johnson (Seal)
Doyle L. Johnson

Jimmy A. Johnson (Seal)
Jimmy A. Johnson

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley J. Nelms, A Married Woman, Doyle L. Johnson, A Married Man, and Jimmy A. Johnson, A Married Man, whose names 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 3rd day of January, 1995.

Paul R. Rountree
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
I am duly qualified and sworn to, Nov. 5, 1995.
Let this be a true and correct copy of the foregoing.

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