



SEND TAX NOTICE TO:

Harry C. Harrison
2501 Woodfern Circle
Birmingham, Alabama 35244

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond, Woosley & Palmer, P.C.
(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty One Thousand Dollars and no/100 DOLLARS

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

Steven Blane Broadwell and Leigh Anne Broadwell, both unmarried

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

Harry C. Harrison and Nina Harrison, Husband and Wife

(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 2716, according to the Map and Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, Page 56 A & B, in the Probate Office of Shelby County, Alabama.

\$ 234,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1995-08664

04/04/1995-08664
03:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 37.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 March, 1995

WITNESS:

Steven Blane Broadwell

(Seal)

By Tyler D. Short, Jr.

(Seal)

His Attorney in Fact

(Seal)

Leigh Anne Broadwell

(Seal)

Leigh Anne Broadwell

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State,

hereby certify that Leigh Anne Broadwell, an unmarried person

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of March, A.D., 19 95

***Over for additional acknowledgement
my Commission expires 5/6/97

Hubert E. Rawson, Jr.

Notary Public

Inst # 1995-08664

STATE OF ALABAMA
JEFFERSON COUNTY

I, Hubert E. Rawson, Jr., a Notary Public in and for State of Alabama at Large, hereby certify that Tyler D. Short, Jr., whose name as Attorney in Fact for Steven Blane Broadwell, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 30th day of March, 1995.

My Commission Expires: 5/6/97

Hubert E. Rawson Jr.
Notary Public

Inst # 1995-08664

04/04/1995-08664
03:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

Return to:

TO

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION
P.O. Box 10461 • Birmingham, AL 35201 • (205) 328-8070