

SEND TAX NOTICE TO:

Mr. & Mrs. Michael Shane Harmon
1914 Highway 58
Helena, AL 35080

Prepared by:

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

Inst # 1995-14026

1995-14026

STATE OF ALABAMA:

JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SIXTY-FIVE THOUSAND AND NO/100.....(\$65,000.00)...**Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **GLENN R. VICK and VICKI H. VICK, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **MICHAEL SHANE HARMON and DANA R. HARMON (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 7, according to the Survey of Somerset Townhomes, as recorded in Map Book 10, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1995 and subsequent years, not yet due and payable.
2. 20 foot easement on north side & 10 foot easement on south side of lot as shown on recorded map.
3. Restrictions, appearing of record in Real Vol. 84, Page 991 & Real Vol. 106, Page 538.
4. Agreement with Alabama Power Co. relating to underground residential distribution system as recorded in Real Vol. 106, Page 539 & Real Vol. 117, page 595.

\$64,928.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

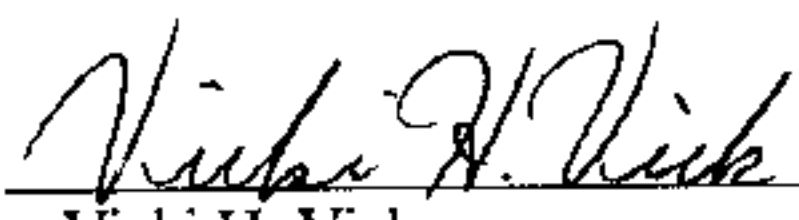
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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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SHELBY COUNTY JUDGE OF PROBATE
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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 26th day of May, 1995.

 (Seal)
Glenn R. Vick

 (Seal)
Vicki H. Vick

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn R. Vick and Vicki H. Vick, Husband and Wife, 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 26th day of May, 1995.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 5, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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