

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly, Attorneys  
(Address) 2491 Pelham Parkway  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Richard O. Harless, Sr.  
(Address) 1225 Willow Creek Place  
Alabaster, Alabama 35007

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand and no/100 (\$105,000.00) DOLLARS

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

JOHN BATROUNY, and wife, WENDY BATROUNY  
(herein referred to as grantors), do grant, bargain, sell and convey unto

RICHARD O. HARLESS, SR. and wife, CYNTHIA R. HARLESS  
(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 82, according to the Survey of Willow Creek, Phase Two, as recorded in  
Map Book 9, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1995 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$104,397.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1995-14878

06/07/1995-14878  
02:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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 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 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 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 24th  
day of May, 1995.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

John Batrouny (Seal)  
JOHN BATROUNY  
Wendy Batrouny (Seal)  
WENDY BATROUNY

STATE OF ~~ALABAMA~~ Pennsylvania

Northampton County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that John Batrouny, a married man, 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 24th day of May, A.D., 19 95.

July 30, 1998

My Commission Expires:


Linda M. Oplinger  
Notary Public

State of Alabama

Shelby County

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that Wendy Batrouny, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 1995.

  
Notary Public 8-29-98

My Commission Expires:

Inst # 1995-14878

06/07/1995-14878  
02:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

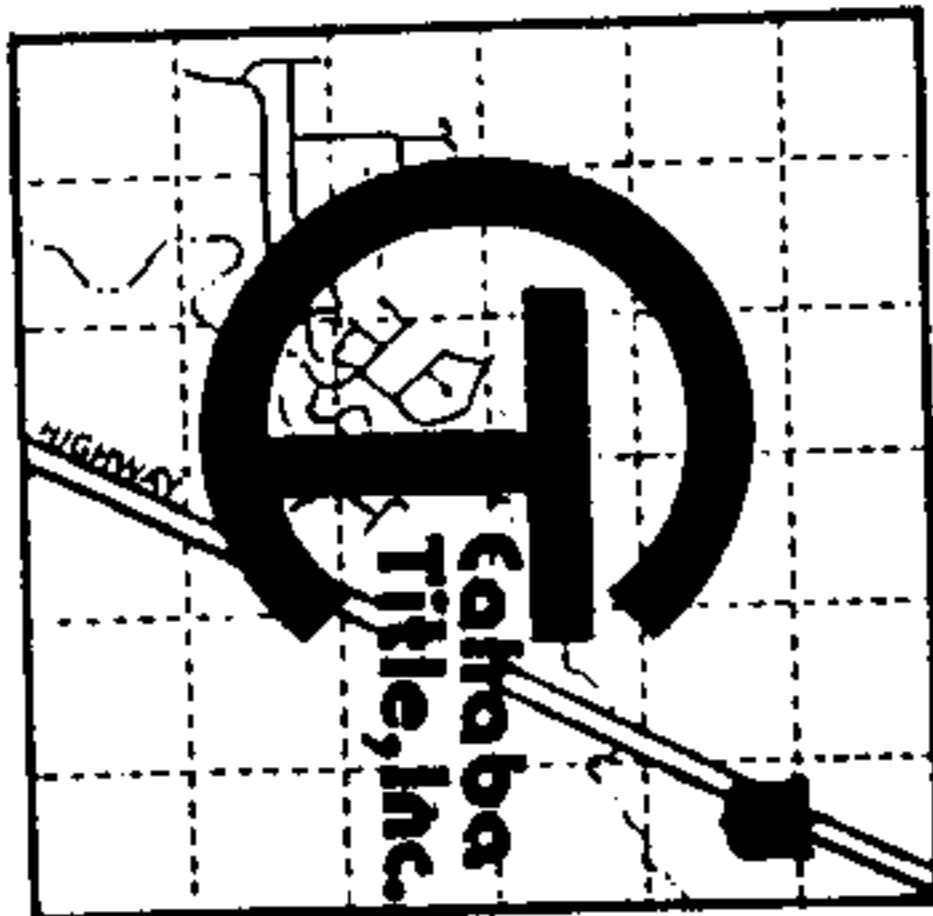
Return to:

TO

**WARRANTY DEED**

**JOINTLY FOR LIFE WITH REMAINDER**

**TO SURVIVOR**



Recording Fee \$  
Deed Tax \$ \$

This form furnished by

**Cahaba Title, Inc.**

**RIVERCHASE OFFICE**

1900 Indian Lake Drive

Birmingham, Alabama 35244

(205) 988-5600

**EASTERN OFFICE**

1100 East Park Drive, Suite 302

Birmingham, Alabama 35235

(205) 833-1571