

THIS INSTRUMENT PREPARED BY:
George J. Bouloukos
Bouloukos & Oglesby
1675 Financial Center
Birmingham, AL 35203-2605

SEND TAX NOTICE TO:
Larry Lee Harrison, Sr.
932 Second Avenue NW
Alabaster, AL 35007

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FORTY-FIVE THOUSAND TEN DOLLARS (\$45,010.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, to the undersigned Grantors, (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Robert B. Myrick, Jr., and wife, Gretha N. Myrick, (herein referred to as Grantors, whether one or more), do hereby grant, bargain, sell and convey unto Larry Lee Harrison, Sr., and wife, Carol Jean Harrison, (hereinafter referred to as Grantees, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 17 and 18, in Block 8, according to the Survey and Map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, and recorded in Map Book 3, Page 156, in said Probate Office, which said Map is entitled "Alabaster Gardens", being a subdivision of part of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$, of Section 35, Township 20, Range 3 West.

SUBJECT TO:

Any and all easements, rights-of-way, defects, liens, adverse claims, set backs, and other encumbrances of record, if any, and in particular, the following:

Taxes due in the year 1995, a lien, but not yet payable.

Building set back lines and easements as shown by record plat.

Restrictions, conditions and limitations in Deed Book 175, Page 68.

Transmission line permit to Alabama Power Company in Deed Book 205, Page 658, and Deed Book 181, Page 34.

Permit to Alabama Power Company and South Central Bell Telephone Company in Real Volume 25, Page 135.

Oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not insured herein.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

07/26/1995-19828
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 11.50

Inst # 1995-19828

Warranty Deed

Joint With Right of Survivorship

From Robert B. Myrick, Jr., and wife, Gretha N. Myrick,
To Larry Lee Harrison, Sr., and wife, Carol Jean Harrison
Lots 17 and 18, in Block 8, Alabaster Gardens Subdivision
Page 2

Forty-Five Thousand Dollars (\$45,000.00) of the
consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during
their joint lives and upon the death of either of them, then to the
survivor of them in fee simple, and to the heirs and assigns of
such survivor forever, together with every contingent remainder and
right of reversion. And said Grantors do for themselves, their
successors and assigns, covenant with said Grantees, their heirs
and assigns, that they are lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless
otherwise noted above, that they have a good right to sell and
convey the same as aforesaid, and that they will and their
successors and assigns shall warrant and defend the same to the
said Grantees, their heirs, executors and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this the 14th day of July, 1995.

Robert B. Myrick Jr.
ROBERT B. MYRICK, JR., GRANTOR

Gretha N. Myrick
GRETHA N. MYRICK, GRANTOR

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that ROBERT B. MYRICK, JR.,
and wife, GRETHA N. MYRICK, 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 and of their own free will.

Given under my hand and official seal, this the 14th day
of July, 1995.

Jason A. Stuepy
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Aug 12, 1997

Inst # 1995-19828

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SHELBY COUNTY JUDGE OF PROBATE
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