

**THIS INSTRUMENT WAS PREPARED BY**

Richard C. Shuleva, Attorney  
P.O. Box 607  
Pelham, Alabama 35124

**SEND TAX NOTICE TO**

Mark & Connie Harris  
5533 Parkview Circle  
Birmingham, AL 35242

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Eighteen Thousand Dollars (\$18,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Kenneth Carter, a married man**, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, **Mark Busby Harris and wife, Connie Pulliam Harris**, (herein referred to as GRANTEES) 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, any and all interest I may own in a parcel of land situated in Shelby County, Alabama, described as follows:

A tract of land located in the South 1/2 of the Southwest quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said half-quarter section; thence West along the South boundary of said half-quarter section 505 feet to the point of beginning of boundary of tract of land herein described; thence continue along the last mentioned course 230 feet; thence 88 deg. 30 min. right 325 feet to the South right-of-way boundary of a street; thence 91 deg. 30 min. right along said right-of-way boundary 230 feet; thence 88 deg. 30 min. right 325 feet to the point of beginning.

Subject to:

1. Current taxes;
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138, Page 310;
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 256, Page 311 and Deed 340, Page 555 in Probate Office;
4. Right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed 245, page 264 in Probate Office.

The grantor herein reserves a personal easement for ingress and egress over and across the real property conveyed, for his use and his wife's use until his death and his wife's death, or until such time as he sells Lot 82 Park Forest Estates, Seventh Section, Phase One as recorded in Map Book 19, Page 33 in the Probate Office of Shelby County, Alabama, whichever shall first occur. The personal easement herein retained is located in Shelby County, Alabama and is more particularly described as follows:

12/15/1995-35961  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 29.00

Inst # 1995-35961

An easement of ingress and egress 20 feet wide, 10 feet on each side of the following described centerline: Commence at the Northwest corner of Lot 82 of Park Forest Estates, Seventh Section, Phase One as recorded in Map Book 19, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama, thence run East along the North lot line 140.45 feet, thence run North 10.0 feet to the point of beginning of said centerline, thence run East 74.0 feet, thence turn left 91 deg. 30 min. and run North 325.0 feet to the South right-of-way of Shady Oak Lane and the end of said centerline.

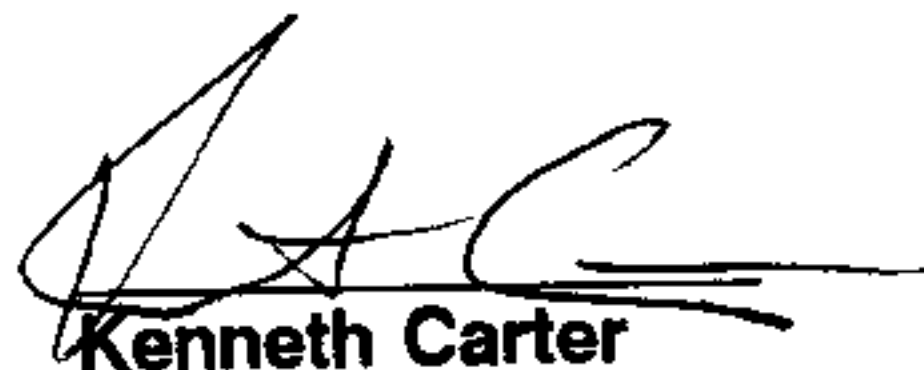
The above described property does not constitute the homestead of the grantor herein. The grantor herein owns other real property which does constitute homestead.

The legal description set out herein was furnished to preparer by the grantees herein without the benefit of survey or title search.

**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 for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 11<sup>th</sup> day of December, 1995

  
Kenneth Carter

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Kenneth Carter**, 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 11<sup>th</sup> day of Dec, 1995.

MY COMMISSION EXPIRES APRIL 7, 1999

My Commission Expires

C:\WPDOCS\E-H29\HARR-M.DED

  
Notary Public

12/15/1995-35961  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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1995-35961  
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