

STATE OF ALABAMA

SHELBY COUNTY

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WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirteen Thousand Five Hundred and NO/100 dollars (\$113,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, James Leon Harris and wife, Sharon Harris, hereinafter called "Party of the First Part," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Bret L. Holcomb and Genet C. Blalock, hereinafter called "Party of the Second Part" 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:

1245 Southwind Drive; also described as Lot Ten, Block Four of Dearing Downs, Second Addition as recorded in Map Book Nine, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama

This description is taken in its entirety from the survey of Amos Cory, Ala. Reg. No. 10550 and CA-0249-I.S, dated March 18, 1996.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 26th day of April, 1996 at 968 North Main Street, Montevallo, Alabama.

PARTY OF THE FIRST PART

James Leon Harris (s.)
Sharon Harris (s.)

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Charles W. Holcomb, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26th day of April, 1996.

Charles W. Holcomb
NOTARY PUBLIC

My Commission Expires: 15 July 1998

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 663-4357

Inst # 1996-14221

05/01/1996-14221
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC9 22.00

1996-14221