

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Fifteen Thousand Dollars (\$115,000.00) to the undersigned grantors, SALLY P. TINNY MCCRORIE and husband, DON MCCRORIE in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged the said SALLY P. TINNY MCCRORIE and DON MCCRORIE grant, bargain, sell and convey unto CHARLES E. HARRIS, JR. and EMILY K. HARRIS as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Timber Park, Phase IV, as recorded in Map Book 15, Page 68, in the Probate Office of Shelby County, Alabama.

\$101,000.00 of the above consideration is paid by two purchase money mortgages which are filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 of 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 the 29th day of April, 1996.

WITNESS:

Sally P. Tinny McCrorie
SALLY P. TINNY MCCRORIE

Don McCrorie
DON MCCRORIE

STATE OF ALABAMA
JEFFERSON COUNTY

06/04/1996-17938
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 22.50

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Sally P. Tinny McCrorie and Don McCrorie whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 29th day of April, 1996.

[Signature]
Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Charles E. Harris, Jr.
1585 Timber Court
Helena, Alabama 35080

1996-17938