

SEND TAX NOTICE TO:

This instrument prepared by:
Melissa Kessler Smith
2700 Hwy 280, Suite 60
Birmingham, AL 35223

(Name) Paul F. Polhill
(Address) 1720 Wingfield Circle
Birmingham, Alabama 35242

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ THREE HUNDRED FIFTY THOUSAND AND NO/100-----
----- DOLLARS (\$350,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Janet F. Harris and Robert L. Harris, Wife and Husband

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul F. Polhill and Lisa E. Polhill

(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 838, according to the map of Brook Highland, an Eddleman Community, 8th
Sector, 2nd Phase, as recorded in Map Book 16 page 96 A & B, in the Office of
the Judge of Probate of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1996-21676

07/08/1996-21676
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 43.50

Inst # 1996-21676

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 the 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 a 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we/I have set our/my hand(s) and seal(s), this 28th day of June, 1996.
Signed, sealed and delivered in the presence of:

(Seal) Janet F. Harris (Seal)
(Seal) Robert L. Harris (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Janet F. Harris and husband, Robert L. Harris
whose name(s) 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
on the day the same bears date.

Given under my hand and official seal this 28th day of June A.D., 1996

Melissa Kessler Smith
Notary Public

My Commission Expires: June 28, 1996 MS
My Commission Expires
September 15, 1997