

## This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
 (Address) 2491 Pelham Parkway  
Pelham, AL 35124

## Send Tax Notice to:

(Name) JAMES E. HARRIS  
 (Address) 112 Tintern Abbey  
Alabaster, AL 35007

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

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

J. DENNIS SIMS dba JDS HOMES

(herein referred to as grantors), do grant, bargain, sell and convey unto

JAMES E. HARRIS and wife, SHAVONDA P. HARRIS

(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 19, according to the Survey of Weatherly, Glen Abbey, Sector 12, as  
 recorded in Map Book 18 page 128 in the Probate Office of Shelby County,  
 Alabama; being situated in Shelby County, Alabama.  
 Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,  
 restrictions, reservations, rights-of-way, limitations, covenants and conditions  
 of record, if any. (3) Mineral and mining rights, if any.

\$ 164,350.00 of the purchase price is being paid by the proceeds of a first  
 mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-22284

07/11/1996-22284  
10:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MEL

17.50

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 28th  
 day of June, 19 96.

## WITNESS

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

✓ J. Dennis Sims  
 J. DENNIS SIMS dba JDS HOMES

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

## STATE OF ALABAMA

SHELBY County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
 certify that J. DENNIS SIMS dba JDS HOMES, 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,  
 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of June

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: Mar. 12, 1997.

My Commission Expires:

James E. Holliman  
 Notary Public