

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
TONY HONEYCUTT  
1934 Lemon Mint Drive  
Birmingham, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100---  
Dollars (\$157,000.00) to the undersigned  
grantor or grantors in hand paid by the GRANTEES herein, the  
receipt whereof is acknowledged, we, LEE W. HARRINGTON and wife,  
ELIZABETH D. HARRINGTON, (herein referred to as GRANTORS) do grant,  
bargain, sell and convey unto TONY HONEYCUTT AND LEIGH ANN HONEYCUTT  
(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 34, according to the Survey of Second Addition,  
Riverchase West, as recorded in Map Book 7, Page 59, in  
the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. All taxes due for the year 1996 and thereafter.
2. Title to all minerals within and underlying the premises,  
together with all mining rights and other rights, privileges  
and immunities relating thereto, together with any release of  
liability for injury or damage to persons or property as a  
result of the exercise of such rights as recorded in Deed Book  
127, Page 140.
3. Restrictions appearing of record in Misc. Volume 14, Page  
536, and Misc. Volume 17, Page 550.
4. Agreement with Alabama Power Company for Underground  
Residential Distribution as shown by instrument(s) recorded in  
Misc. Volume 25, Page 606.
5. Right of Way granted to Alabama Power Company by  
instrument(s) recorded in Deed Book 312, Page 621.
6. Terms, agreements and right of way to Alabama Power  
Company, as recorded in Misc. Volume 25, Page 613.
7. Easements and building lines as shown on recorded map.

\$ 141,300.00 of the total consideration recited above  
was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 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


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premises; that it is free from 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 20th day of September, 1996.

  
LEE W. HARRINGTON

  
ELIZABETH D. HARRINGTON

STATE OF INDIANA  
COUNTY OF HAMILTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE W. HARRINGTON and wife, ELIZABETH D. HARRINGTON, whose names 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 20th day of September, 1996.

  
NOTARY PUBLIC

My Commission Expires: 6-4-99

(SEAL)

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