

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: HERBERT WAYNE HARRISON

name

1820 OLD HIGHWAY 280

address

CHELSEA, ALABAMA 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$259,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROBERT L. CLARK AND WIFE, JANICE E. CLARK

(herein referred to as grantors) do grant, bargain, sell and convey unto HERBERT WAYNE HARRISON AND WIFE, JEANNIE E. HARRISON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

THE PROPERTY CONVEYED HEREIN IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.

\$207,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 1996-41249

12/16/1996-41249
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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 64.00

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 have hereunto set our hand(s) and seal(s), this 12th
day of December, 19 96.

(Seal)

(Seal)

(Seal)

ROBERT L. CLARK

JANICE E. CLARK

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
ROBERT L. CLARK AND WIFE, JANICE E. CLARK
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 12th day of December, A.D., 19 96

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

A parcel of land located in the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 deg. 13 min. 57 sec. East along the East line of said 1/4 1/4 Section a distance of 383.33 feet to a point on the North right of way line of Old U. S. Highway No. 280 (80 foot right of way); thence run along said right of way line South 85 deg. 33 min. 10 sec. West, 460.25 feet to an iron pin found; the point of beginning; thence continue along said right of way South 85 deg. 33 min. 10 sec. West, 425.17 feet to an iron pin found; thence leaving said right of way run North 00 deg. 13 min. 57 sec. West, 412.12 feet (passing over an iron pin found at 360.98 feet) to an iron pin set; thence run North 85 deg. 33 min. 10 sec. East, 425.65 feet to an iron pin set; thence run South 00 deg. 09 min. 57 sec. East, 412.15 feet (passing over an iron pin found at 51.14 feet) to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT to a 60.0 feet wide access easement, the centerline of said easement being described as follows: Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 deg. 13 min. 57 sec. East along the East line of said 1/4 1/4 Section a distance of 383.33 feet to a point on the North right of way line of Old U. S. Highway No. 280 (80 foot right of way); thence run along said right of way line South 85 deg. 33 min. 10 sec. West 847.60 feet to the point of beginning of said easement centerline; thence run North 00 deg. 13 min. 57 sec. West 266.73 feet to a point; thence run North 00 deg. 27 min. 54 sec. West 145.35 feet to the point of ending of said easement.

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