

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

DOUGLAS ROGERS, Attorney at Law
1920 Mayfair Drive, Birmingham, AL 35209

James A. Gardner and Jamie B. Gardner
750 Cahaba River Estates
Birmingham, AL 35244

Inst # 1996-41550

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 Hudred Thirty Nine Thousand Five Hundred and no/100-----Dollars
(\$139,500.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Gerald H. Harris**, a single person (herein referred to as Grantor), do grant, bargain, sell and convey unto **James A. Gardner and Jamie B. Gardner** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson COUNTY, ALABAMA to-wit:

See attached Exhibit A for legal description

Subject to taxes for 1997.

Subject to easements, restrictions, rights of way and building lines of record.

\$111,600.00 of the above consideration was paid from 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 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, I (we) have hereunto set my (our) hand(s) and seal(s), this 13th day of December, 1996

Gerald H. Harris (SEAL)
GERALD H. HARRIS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald H. Harris whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 1996.

Douglas Rogers
NOTARY PUBLIC
My Commission Expires 9/9/99

Inst # 1996-41550

12/18/1996-41550
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 39.00

EXHIBIT A

A parcel of land situated in the Southeast quarter of the Northwest quarter of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said quarter-quarter section, thence run West along the North line of said quarter-quarter section for a distance of 15.40 feet to the Northeast corner of Lot 1 in Garren's Estates as recorded in Map Book 13, on Page 71, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last stated course and also along the North line of said Lot 1 for a distance of 194.74 feet to an iron pin found; thence turn an angle to the left of 0 degrees 14 minutes 38 seconds and run in a Westerly direction along the North line of said Lot 1 for a distance of 129.15 feet to an iron pin found at the Northwest corner of said Lot 1; thence continue along last stated course for a distance of 7.38 feet to a point; thence turn an angle to the left of 59 degrees 19 minutes 48 seconds and run in a Southwesterly direction for a distance of 161.59 feet to an iron pin found at the point of beginning; thence continue along last stated course for a distance of 35.87 feet to an iron pin found; thence turn an angle to the right of 33 degrees 07 minutes 01 seconds and run in a Southwesterly direction for a distance of 159.18 feet to an iron pin found; thence turn an angle to the left of 72 degrees 02 minutes 51 seconds and run in a Southeasterly direction for a distance of 426.57 feet to an iron pin found; thence turn an angle to the left of 97 degrees 46 minutes 56 seconds and run in a Northeasterly direction for a distance of 212.87 feet to an iron pin found; thence turn an angle to the left of 80 degrees 27 minutes 42 seconds and run in a Northwesterly direction for a distance of 20.28 feet to a point; thence turn an angle to the left of 99 degrees 56 minutes 10 seconds and run in a Southwesterly direction for a distance of 14.98 feet to an iron pin found; thence turn an angle to the right of 96 degrees 00 minutes 49 seconds and run in a Northwesterly direction for a distance of 441.43 feet to the point of beginning.

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