

SEND TAX NOTICE TO:

**Mr. & Mrs. Chad Michael Harmon
2011 Highway 58
Helena, AL 35080**

Prepared by:

**Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216**

Inst # 1997-07524

**03/11/1997-07524
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 594 12.00**

STATE OF ALABAMA:

JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY-FIVE THOUSAND AND NO/100...(\$75,000.00) Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN P. BRITTON and NANCY T. BRITTON, Husband and Wife (herein referred to as grantors), do grant, bargain, sell and convey unto CHAD MICHAEL HARMON and MISTY M. HARMON (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 1-A, according to a Resurvey of Lot 1, Block A, of the Amended Map of Fox Haven, First Sector, as recorded in Map Book 21 Page 121 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1. Taxes for 1997 and subsequent years, not yet due and payable.**
- 2. Building setback line of 35 feet reserved from Shelby County Road No. 58 as shown by plat.**
- 3. Driveway easement as shown by instrument recorded in Misc. Book 43 page 777 in Probate Office.**
- 4. Easements, Restrictions, Covenants, Conditions, Rights-of-Way, and Encroachments of record.**

The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

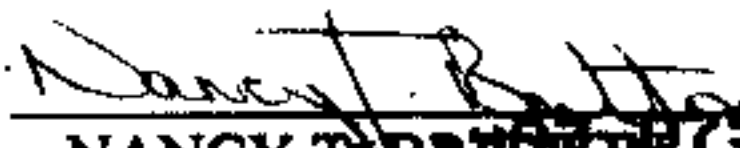
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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 premises; that they are 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 4th day of March, 1997.



JOHN P. BRITTON (Seal)



NANCY T. BRITTON (Seal)

STATE OF ALABAMA:

JEFFERSON COUNTY:

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN P. BRITTON and NANCY T. BRITTON, Husband and Wife, 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 4th day of March, 1997.



Notary Public

NOTARY PUBLIC AT LARGE
COMMISSION EXPIRES 1998
NOTARY PUBLIC AT LARGE