

Send Tax Notice To:
George C. Harper and wife,
Elizabeth A. Harper
2509 Hamilton Circle
Pelham, Alabama 35124

Inst. * 1997-28177

This instrument was prepared by:

JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Thousand Dollars and 00/100 (\$160,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Michael A. Clark and wife, Rebecca J. Channel**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **George C. Harper and wife, Elizabeth A. Harper**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 206, according to the map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Building setback line of 40 feet reserved from Hamilton Circle as shown by plat.
3. Easements as shown by recorded plat, including 20 feet through the center; an irregular on the Easterly side and an irregular Alabama Power Company easement on the Southeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 19, page 594 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 179, page 375 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 306 page 390 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 19 page 593 and covenants pertaining thereto recorded in Misc. Book 19 page 590 in Probate Office.
8. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 264 page 28 in Probate Office.
9. Existing easements, restrictions, set backs, ^{Inst. 28177} rights of ways, limitations, if any, of record.

09/03/1997-28177
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 28.00

NOTE: \$144,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed 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 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 myself and for our heirs, executors, and administrators covenant with 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 (I) have hereunto set our hand(s) and seal, this 26th day of August, 1997.

Michael A. Clark
Grantor - Michael A. Clark

Rebecca J. Channel
Grantor - Rebecca J. Channel

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. Clark and wife, Rebecca J. Channel, 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 date the same bears date.

Given under my hand and official seal, this the 26th day of August, 1997.

Kimberly M. Miller
Notary Public
My commission expires: 3-1-99

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