

Send Tax Notice To:

Tracy L. Mayfield-Donahoo

700 Olde Towne Circle

Alabaster, Alabama 35007

PID# 13-6-23-3-000-082.001

Inst # 1998-05285

**CORPORATE FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Thirty-Three Thousand Nine Hundred Twenty-Four and 00/100 (\$33,924.00) Dollars

in hand paid to

J.Harris Development Corporation

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

Tracy L. Mayfield-Donahoo and Michael W. Donahoo

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Attached Hereto For Legal Description

\$270,000.00 of the above recited consideration was paid from a mortgage loan of even date, executed simultaneously herewith.

Subject to the Ad Valorem Taxes for the year 1998 and all subsequent years, not yet due or payable.

Subject to all mineral and mining rights of record, and all rights privileges and immunities relating thereto.

Subject to Right-of-way Granted to Southern Natural Gas recorded in Volume 91, Page 231.

Subject to Right-of-way Granted to Colonial Pipeline Co. recorded in Volume 223, Page 431.

Subject to Right-of-way Granted to Alabama Power Company recorded in Volume 55, Page 454.

Subject to Right-of-way Granted to Plantation Pipeline Co. recorded in Volume 113, Page 59; Volume 112, Page 277 and Volume 112, Page 362.

Subject to Right-of-way Granted to Shelby County recorded in Volume 271, Page 720.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove shall pass to the surviving **GRANTEE**, and if one does not survive not survive the other, then the heirs and assigns of the **GRANTEES** herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

02/18/1998-05285
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 13.50

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **12th** day of **February, 1998**.

Attest:

J.Harris Development Corporation

Secretary

By: Jack D. Harris
Jack D. Harris, President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack D. Harris** and _____ whose names as **President** and **Secretary** of **J.Harris Development Corporation**, an Alabama Corporation, 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, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **12th** day of **February, 1998**.

W. Russell Beals, Jr.
Notary Public
My commission expires: **09/21/98**

98012RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney At Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE-1/4 of Section 22 and the SW-1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the most Southerly Corner of Lot 2, Deering Downs, 2nd Addition as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama; thence N-25°00'00"W along the West line of said Lot 2 a distance of 54.81' to the POINT OF BEGINNING; thence continue along last described course a distance of 103.22'; thence S-88°41'03"W a distance of 15.51' (meas) 15.45' (map); thence S-72°25'44"W a distance of 86.34' (meas) 86.54' (map); thence S-66°40'44"W a distance of 93.00' to the Northeasterly Right of Way line of Village Parkway (28' ROW) as shown on boundary map prepared by Reynolds and Rawson, Inc., dated 01/09/90; thence S-24°53'52"E and along said ROW line a distance of 123.00'; thence leaving said ROW line N-65°06'08"E a distance of 193.01' to the POINT OF BEGINNING.

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