

SEND TAX NOTICE TO:

(Name) ✓ Michael Harris and Gwendolynn Harris

(Address) P.O. Box 1926

Columbiana Ala 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1998-12365

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Four Thousand and no/100 Dollars (\$4,000.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Lillian Schultz, a widow** (herein referred to as grantor) do grant, bargain, sell and convey unto **Michael Harris and Gwendolyn Harris** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO MAX AND LILLIAN SCHULTZ, RECORDED IN DEED BOOK 196 AT PAGE 107, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE N 87°29'23" E, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 218.00 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE POINT OF BEGINNING;

THENCE S 27°49'53" W, A DISTANCE OF 599.89 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 87°29'23" E, A DISTANCE OF 315.00 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 01°30'37" W, A DISTANCE OF 517.80 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE NORTH LINE OF SECTION 1;

THENCE S 87°29'23" W, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.997 ACRES OF LAND.

According to survey dated February 12, 1998, of Sid Wheeler, Registered Professional Surveyor No. 16165.

The husband of grantor, Max R. Schultz, died on or about August 19, 1992.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

04/07/1998-12365
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 15.00

IN WITNESS WHEREOF, I have hereunto set my or our hands and seals, this 17 day of February, 1998.

Lillian Schultz (SEAL)
Lillian Schultz

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lillian Schultz**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 1998.

Laurie Brasher (SEAL)
Notary Public

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