

35298

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Clifford M. Harry
8213 Stonecrest Drive
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY THREE THOUSAND AND NO/100 (\$43,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **JUANA T. COLVIN, AN UNMARRIED WOMAN** (herein referred to as Grantors) do grant, bargain, sell and convey unto **CLIFFORD M. HARRY AND ANN MARIE HARRY** (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, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

SUBJECT TO: 1. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 243 page 26, amended by Deed Book 263 page 172 and Instrument # 1994-36830 in the Probate Office of Shelby County, Alabama.
2. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 133 pages 71 and 174 in said Probate Office.

\$38,700.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 21st day of August, 1998.

Inst # 1998-34491

09/03/1998-34491
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 18.00

Juana T. Colvin
JUANA T. COLVIN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JUANA T. COLVIN whose name(s) is signed to the foregoing conveyance, and who is 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 21st day of August, 1998.

Julie W. Jordan
Notary Public

My Commission Expires:

4-23-2000

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, bounded on the West by Lot 6, Block 2, Cherokee Forest, First Sector, as recorded in Map Book 5 page 17 in the Probate Office of Shelby County, Alabama, and more particularly described as follows: Begin at the SE corner of said Lot 6; thence North along the East line of Lot 6, 200 feet; thence 90 deg. right and run East 200 feet to a point on the West line of Timberhill Road; thence 90 deg. right and run South along the West line of road 200 feet; thence 90 deg. right and run West 200 feet to the point of beginning; being situated in Shelby County, Alabama.

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