

SEND TAX NOTICE TO:
(Name) Phillip A. Harris and wife,
Mary H. Harris
(Address) P. O. Box 1042
Alabaster, AL 35007

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

Inst # 1999-06311

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty Thousand and no/100 Dollars (\$30,000.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Eva Jane Copeland, a widow, and son, William Paul Copeland, an unmarried man,** (herein referred to as grantors) do grant, bargain, sell and convey unto **Phillip A. Harris and wife, Mary H. 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:

Lot No. 6, according to the map or plat of Murphy's Fishing Camp, located in the E 1/2 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, said map or plat being recorded in Map Book 3, page 72, in the office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 143, page 451; and Deed Book 133, page 251, in Probate Office.
3. Flood rights acquired by Alabama Power Company by instrument recorded in Deed Book 239, page 361, in Probate Office.

Grantor herein, Eva Jane Copeland, is the widow of William Deaton Copeland, who died on April 6, 1973 while married to said grantor. The said Eva Jane Copeland and William Deaton Copeland had only one child, namely, grantor, William Paul Copeland. The said grantors herein are the sole surviving heirs at law of the said William Deaton Copeland, deceased.

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 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 11th day of February, 1999.

Eva Jane Copeland (SEAL)
Eva Jane Copeland

William Paul Copeland (SEAL)
William Paul Copeland

02/12/1999-06311
04:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 41.00

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Eva Jane Copeland and William Paul Copeland**, 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 11th day of Feb, 1999.

Lancia Brasher (SEAL)
Notary Public

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