

This instrument was prepared by

Send Tax Notice To: Robert H. Garris

(Name) Larry L. Halcomb

name

247 Clairmont Road

address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Sterrett, AL 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THIRTY TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$232,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nancy N. Harris and husband, B. J. Harris

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert H. Garris and wife, Teresa D. Buster

(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 149, according to the Survey of Forest Parks, 1st Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions & covenants, 10 foot easement on rear, restrictions as shown on recorded map, agreement as to sanitary sewer system, rights-of-way granted to Alabama Power Company, rights outstanding under those certain easement agreements conveyed to Shelby County, & terms, conditions, covenants, easement & release of damages, of record.

\$ 221,255.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst 1999-1900  
05/06/1999-19007  
11:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
20.50  
201 MMS

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of April, 19 99

\_\_\_\_ (Seal)

Nancy N. Harris

(Seal)

\_\_\_\_ (Seal)

B. J. Harris

(Seal)

\_\_\_\_ (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Nancy N. Harris and husband, B. J. Harris whose name(s) 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 30th day of April, A.D., 19 99

Larry L. Halcomb  
My Commission Expires  
January 23, 2002

Notary Public