

## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Jimmie R. Harris

(Name)

(Address) 33 Rose Lane

Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$1,000.00\*\*\*

## WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JIMMIE R. HARRIS, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JIMMIE R. HARRIS

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Beginning at a point at the North West corner of the South West fourth of the North West fourth of Section two (2) township twenty-two (22) Range four (4) West; thence South 140 yards along section line to corner of John Bill's lot; thence East 105 yards; thence North to center of Montevallo and Boothton dirt road; thence West 105 yards to point of beginning. Containing three (3) acres more or less being in Shelby County, Alabama.

- Reference is hereby made to **Exhibit 1**, constituting the Heirship Affidavit hereby connecting the chain of title upon the above designated real estate, as well as **Exhibit A**, constituting the Last Will and Testament of Birdie Lawley Harris, indicating Jimmie R. Harris, also known as Jimmie Ray Harris, as the sole beneficiary thereof. Both of said Exhibits are fully incorporated herewith, as though set out herein.

Inst # 1999-19748

05/11/1999-19748  
10:39 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
003 HWS 14.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th  
day of May, 19 99

(Seal)

(Seal)

(Seal)

Jimmie R. Harris  
JIMMIE R. HARRIS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority  
in said State, hereby certify that JIMMIE R. HARRISwhose 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, he executed the same voluntarily on the day the same bears dateGiven under my hand and official seal, this 6th day of May, 19 992/2003

My Commission Expires:

Shirley D. Fichtmann  
Notary Public

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

HEIRSHIP AFFIDAVIT

COME NOW the "Affiants", Jimmie R. Harris of 33 Rose Lane, Montevallo, Alabama 35115, and Albert L. Pickett, of Montevallo, Alabama, and after first being duly sworn, said Affiants do hereby depose and say as follows:

1. The Affiants herein have personal knowledge of the facts state herein, each Affiant is over the age of 19 years, of sound mind, and competent and capable of executing this Affidavit.
2. One or about January 25, 1945, Jim Harris and wife Birdie Harris, also known as Birdie Lawley Harris obtained the right, title and interest in and to certain real estate located in Shelby County, Alabama, with such deed having been recorded at Deed Volume 122, Page 147. Said real estate is hereinafter described as follows:

Beginning at a point at the North West corner of the South West fourth of the North West fourth of Section two (2) township twenty-two (22) Range four (4) West; thence South 140 yards along section line to corner of John Bell's lot; thence East 105 yards; thence North to center of Montevallo and Boothton dirt road; thence West 105 yards to point of beginning.

Containing three (3) acres more or less being in Shelby County, Alabama.

3. Said Jim Harris deceased while residing in Shelby County, Alabama, on or about December 17, 1972 and said Birdie Harris, also known as Birdie Lawley Harris, deceased while residing in Shelby County, Alabama, on or about February 26, 1999. All references hereinafter made to "Decedents", are references to Jim Harris and Birdie Harris, also known as Birdie Lawley Harris.
4. Jim Harris died intestate, whereas Birdie Lawley Harris died testate, thereby leaving a Will which designated her son, Jimmie Ray Harris as the sole beneficiary thereof. A copy of such Will is attached hereto as **Exhibit A**, same of which is fully incorporated herewith.

5. Said Affiants state that the above designated Decedents left surviving the following person, as heir or otherwise interested in the estate:

Jimmy R. Harris, surviving son

33 Rose Lane

Montevallo, Alabama 35115

6. The Affiants further state that said Decedents left no other children, adopted or natural, and there are no children which predeceased said Decedents. Said surviving son, Jimmie R. Harris, is over the age of 19 years, and of sound mind.

7. The Affiants herein do not anticipate the probate of the Will of Birdie Harris, Also known as Birdie Lawley Harris, and same has not heretofore been submitted for probate.

8. All debts and charges against the estate of Birdie Harris, also known as Birdie Lawley Harris, have heretofore been paid and fully satisfied.

9. There are no other persons or entities who claim any right, title or interest in and to the above described real estate.

FURTHERMORE the Affiants saith naught.

Jimmie R. Harris  
JIMMIE R. HARRIS

Albert L. Pickett  
ALBERT L. PICKETT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

Sworn to and subscribed before me on this the 10<sup>th</sup> day of May, 1999,  
by Jimmie R. Harris.

Dorothy D. Fochtman  
Notary Public  
My Commission Expires: 2/2003

STATE OF ALABAMA     )  
SHELBY COUNTY        )

Sworn to and subscribed before me on this the 10<sup>th</sup> day of May, 1999,  
by Albert L. Pickett.

Dorothy D. Fochtman  
Notary Public  
My Commission Expires: 2/2003

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