

This instrument was prepared by

Send Tax Notice To: JAMES A. HARRIS

(Name) GENE W. GRAY, JR.

name

1149 COUNTRY CLUB CIRCLE

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED SEVENTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$575,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CURRIE R. WEED AND WIFE, MARY L. WEED

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES A. HARRIS
AND FRANCES E. 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 2739, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 27TH ADDITION,
AS RECORDED IN MAP BOOK 11, PAGE 56 A & B, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.
ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD
BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP.
RELEASE OF DAMAGES RECORDED IN REAL VOLUME 163, PAGE 942.
RIGHT GRANTED ALABAMA POWER COMPANY YTO CONSTRUCT, INSTALL, OPERATE AND
MAINTAIN ALL CONDUITS, CABLES, TRANSCLOSURES AND OTHER APPLIANCES AND
FACILITIES USEFUL OR NECESSARY FOR OVERHEAD AND UNDERGROUND TRANSMISSION AND
DISTRIBUTION OF ELECTRIC POWER AND FOR UNDERGROUND COMMUNICATION SERVICE AS
SET FORTH BY INSTRUMENT RECORDED IN REAL BOOK 167, PAGE 350.
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RELEASE OF DAMAGES, AS RECORDED IN DEED BOOK 127, PAGE 140.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL BOOK 153, PAGE

Continued

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 7th

day of December, 19 99

(Seal)

(Seal)

(Seal)

CURRIE R. WEED

MARY L. WEED

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
CURRIE R. WEED AND WIFE, MARY L. WEED
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 7th day of December, A.D., 19 99

GENE W. GRAY, JR.

Notary Public

1999-49606-1

12/08/1999-49606
11:06 AM CERTIFIED
JUDGE OF PROBATE
SHELBY COUNTY ALABAMA

Continuation of Legal Description

601.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER AS RECORDED IN REAL BOOK 153, PAGE 594.

RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536; MISC. BOOK 17, PAGE 550; REAL BOOKC 58, PAGE 362; AND REAL BOOK 163, PAGE 942 AND AS SHOWN ON RECORDED MAP.

CERTIFICATE OF COMPLIANCE RECORDED IN MISC. BOOK 34, PAGE 549.

\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1999-49606

12/08/1999-49606

11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 HHS 346.00