

Send Tax Notice To:  
Christopher L. Harris  
501 Meadow Ridge Circle  
Birmingham, Alabama 35202

Inst # 2000-06285

This instrument was prepared by:  
James W. Fuhrmeister  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

02/29/2000-06285  
09:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HWS 26.50

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF One Hundred and Forty Seven Thousand Dollars and 00/100 (\$147,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CARTER HOMES AND DEVELOPMENT, INC., an Alabama Corporation** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **CHRISTOPHER L. HARRIS, and JENNIFER M. HARRIS, husband and wife**, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A"

Subject to:

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.
2. Right(s)-of-Ways(s) granted to Alabama Power Company recorded in Volume 223, Page 80; Volume 127, Page 597; Volume 134, Page 37; Volume 102, Page 396; Volume 102, Page 397; Volume 170, Page 282 and Volume 108, Page 377.
3. Right(s)-of-Ways(s) granted to South Central Bell Telephone Company recorded in Volume 102, Page 17 and Volume 76, Page 259.
4. Easement as recorded in Instrument(s) #2000-2731.

NOTE: \$100,000.00 of the above consideration was paid from the proceeds of a first mortgage filed simultaneously herewith. \$34,000.00 of the above consideration was paid from the proceeds of a second mortgage filed simultaneously herewith.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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, I have hereunto set my hand and seal, this 24th day of February, 2000.

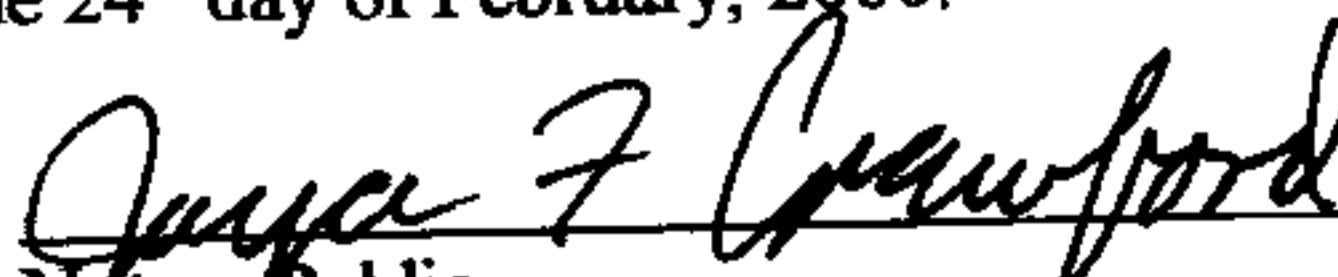
Carter Homes and Development, Inc.,  
an Alabama Corporation

  
By: Rayburn Carter, Its Vice President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rayburn Carter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of February, 2000.

  
Notary Public  
My Commission Expires: 07-26-03

02/15/00 11:00 AM 200 200 2000  
ent by: LAND TITLE CO.

2052512871;

02/15/00 9:20AM; JEFF #349; Page 3/6

**EXHIBIT "A"**

Part of the South-half of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the South-half of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North  $82^{\circ}57'23''$  West 1276.95 feet along the North line of the South-half of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section to a point on the Southeast right of way of U.S. Highway 31; thence run South  $32^{\circ}31'15''$  West 141.10 feet along said right of way to the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run South  $05^{\circ}24'38''$  West 528.58 feet to the southwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run South  $83^{\circ}59'55''$  East 1342.60 feet to the southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run North  $05^{\circ}14'51''$  East 631.63 feet to the point of beginning; being situated in Shelby County, Alabama.

**LESS AND EXCEPT THE FOLLOWING:**

A parcel of land in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the South-half of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence run North  $82^{\circ}58'11''$  West a distance of 612.32 feet; thence run South  $32^{\circ}31'16''$  West a distance of 389.60 feet to the point of beginning; thence run North  $38^{\circ}09'02''$  West a distance of 93.32 feet; thence run South  $55^{\circ}56'37''$  West a distance of 62.42 feet, thence run South  $38^{\circ}09'01''$  East a distance of 54.46 feet, thence run South  $32^{\circ}31'16''$  West a distance of 76.53 feet to a point on a counter-clockwise on the Northerly right of way of Canyon Park Drive (50 foot right of way), said curve having a radius of 169.50 feet, a delta angle of  $22^{\circ}39'17''$ ; thence run Northeast along the arc of said curve 67.02 feet (chord bearing North  $61^{\circ}12'23''$  East, chord distance 66.58 feet, thence run North  $14^{\circ}26'10''$  East a distance of 50.81 feet to the point of beginning.

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