

This Instrument Was Prepared By: Send Tax Notice to:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

1397 Shelby Forest Court  
Chelsea, AL 35093

\$125,100.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY  
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, J. Harris Development Corporation, an Alabama Corporation, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Brandon Rawls, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 414 according to the Survey of Shelby Forest Estates, 4th sector recorded in Map Book 26, Page 19, Shelby County, Alabama Record less and except -See attached Exhibit "A" for complete legal description. This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$ 118,845<sup>00</sup> was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

2000-12042

04/12/2000-12042  
AM CERTIFIED  
09:16 AM  
SHELBY COUNTY JUDGE  
03 99

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Jack A. Harris its Vice-President on this the 31<sup>ST</sup> day of March, 2000.

J. Harris Development  
Corporation

  
\_\_\_\_\_  
Jack A. Harris, Vice-President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jack A. Harris as Vice-President of J. Harris Development Corporation 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31<sup>ST</sup> day of March, 2000.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
3-12-2001

Exhibit A

Lot 414, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion of the above described property lying North of a line lying 0.5 feet, more or less, South of a fence running in an Easterly direction as shown on the survey of K. B. Weygand & Associates, Inc. dated April 16, 1996.

Mineral and mining rights excepted.

Inst # 2000-12042

04/12/2000-12042  
09:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DGS SMA 20.00