

Homestead

Send Tax Notice to:

Richard J. Euler

Sandra F. Euler

420 Alta Vista Way *DRIVE*

Chelsea, AL 35043

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst # 2000-19755

06/13/2000-19755

09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 66.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **J. HARRIS DEVELOPMENT CORPORATION** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Richard J. Euler and Sandra F. Euler** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of High Chaparral, Sector 3, as recorded in Map Book 25, Page 83 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama Mineral and mining rights excepted.

Subject to:

1. 2000 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

\$212,0 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 the undersigned does for itself and for its successors, and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its
hand and seal this, the 9th of June, 2000.

J. HARRIS DEVELOPMENT CORPORATION

BY: Jack A. Harris
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Jac, A. Harris,
whose name 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 officer
and with full authority, executed the same voluntarily and as the
act of said corporation.

Given under my hand and official seal this 9th day of June,
2000.



Notary Public

My Commission Expires: 8/21/03

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