

SEND TAX NOTICE TO:

Michael Sampsell
Mercedes Sampsell
8327 Highway 51
Sterrett, Alabama 35147

This instrument was prepared by

C. Stephen Trimmier
2737 Highland Avenue South
Birmingham, Alabama 35205

WARRANTYDEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of **SIXTY-ONE THOUSAND FIVE HUNDRED (\$61,500.00) DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **we**,

Hebert Wayne Harrison and wife, Jeannie E. Harrison, By And Thru Her Attorney In Fact, Herbert Wayne Harrison

(herein referred to as grantors), do grant, bargain, sell and convey unto

Michael Sampsell and wife, Mercedes Sampsell

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See Schedule "A" attached hereto and by this reference made a part hereof.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

Inst # 2000-24061
07/18/2000-24061
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 72.50

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 **17th** day of **July**, **2000**

_____(Seal) *Hebert Wayne Harrison* _____(Seal)
Hebert Wayne Harrison
_____(Seal) *Jeannie E. Harrison by and thru her attorney in fact* _____(Seal)
Jeannie E. Harrison, By And Thru Her Attorney In Fact, Herbert Wayne Harrison *Herbert Wayne Harrison* _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hebert Wayne Harrison and wife, Jeannie E. Harrison, by and thru her Attorney In Fact, Herbert Wayne Harrison** 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 **17th** day of **July**, A.D., **2000**

Paula S. Mills

Notary Public.

Schedule A

BEGIN AT THE SE CORNER OF SE1/4 OF SE1/4 OF SECTION 20, TOWNSHIP 19, RANGE 1 EAST, AND RUN 142 FEET WEST FOR A POINT OF BEGINNING, RUN NORTH 22 FEET TO RIGHT OF WAY OF FLORIDA SHORT ROUTE, THENCE WEST 210 FEET; THENCE SOUTH 19 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING. ALSO BEGINNING AT NE CORNER OF NE1/4 OF SECTION 29, TOWNSHIP 19, RANGE 1 EAST, RUN WEST 142 FEET FOR A POINT OF BEGINNING, THENCE RUN SOUTH 240 1/2 FEET; THENCE WEST 210 FEET; THENCE NORTH 243 FEET, THENCE EAST 210 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 2000-24061

File No: 000713039

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