

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$2,000.00 to the undersigned Grantor, Juana T. Colvin, Unmarried, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Clifford M. Harry and Ann Marie Harry, Husband and Wife (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 Attached Exhibit A - Metes and Bounds
Legal Description

Inst # 2000-35894

10/16/2000-35894
09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 16.00

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

-0- of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES 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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5 day of October, 2000.

By: _____

Grantor

Juana T. Colvin
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Juana T. Colvin, Unmarried whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of October, 2000.

Jalene A. Eglar
Notary Public

Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Clifford M. Harry
Ann Marie Harry
5520 Timber Hill Road
Birmingham, AL 35242

EXHIBIT A

A parcel of land situated in the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, bounded on the West by Lot 6, Block 2 Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17 in the Probate Office of Shelby County, Alabama and more particularly described as follows: Begin at the southeast corner of said Lot 6; thence run north along the east line of said Lot 6 for a distance of 200.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 40 seconds and run east for a distance of 200.00 feet to a point on the west line of Timberhill Road; thence turn an angle to the right of 89 degrees 59 minutes 20 seconds and run south along the west line of said road 219.00 feet; thence turn an angle to the right of 90 degrees 00 minutes 40 seconds and run west for a distance of 200 feet to a point on the east line of Lot 7, Block 2 of said Cherokee Forest, First Sector; thence run north along east said line of said Lot 7 for a distance of 19.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel of land situated in the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, bounded on the West by Lot 6, Block 2, Cherokee Forest, First Sector, as recorded in Map book 5 page 17 in the Probate Office of Shelby County, Alabama and more particularly described as follows: Begin at the Southeast corner of said Lot 6; thence North along the East line of Lot 6, 200 feet; thence 90 deg. right and run East 200 feet to a point on the West line of Timberhill Road; thence 90 deg. right and run South along the West line of road 200 feet; thence 90 deg. right and run West 200 feet to the point of beginning; being situated in Shelby County, Alabama.

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