

Est. Value: \$50,000.00

THIS INSTRUMENT PREPARED BY:
M. Wayne Wheeler, P.C.
2230 Third Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
James Ronald Harris
2131 Indian Crest Dr.
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS**
SHELBY COUNTY)

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, James Ronald Harris and wife, Cathy Patton Harris, Grantors, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto James Ronald Harris, Grantee, a married man, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14 A of the Indian Crest Estates Resurvey of Lot No. 14 as recorded in Map Book 20, Page 13 and Map Book 5, Page 40 and being located in Section 21, Township 19 South, Range 2 West as recorded in the Offices of Judge of Probate of Shelby County and being tax unit parcel no. 10-5-21-0-001-027.001.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

Subject to easements, restrictions and encumbrances of record.

Title not examined by express direction of parties.

Said property is the homeplace of the parties.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

Inst # 2001-03558

02/01/2001-03558
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMB 64.00

Grantors makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 26 day of Jan, 2001.

James Ronald Harris, Grantor

Cathy Patton Harris, Grantor

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, M. Wayne Wheeler, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ronald Harris and Cathy Patton Harris, Grantors whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 26 day of Jan, 2001.

M. Wayne Wheeler, Notary Public

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