

57654

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL S. HARRIS
315 TRADEWINDS CIRCLE
ALABASTER, AL 35007

Inst # 2001-09429
03/16/2001-09429
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE P. B. BOBATE
Joc 03-1 1600

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$116,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RAYMOND P. YANCEY and SANDRA H. YANCEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL S. HARRIS and JENNIFER W. HARRIS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 82, ACCORDING TO THE SURVEY OF PORTSOUTH, THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 110, I THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

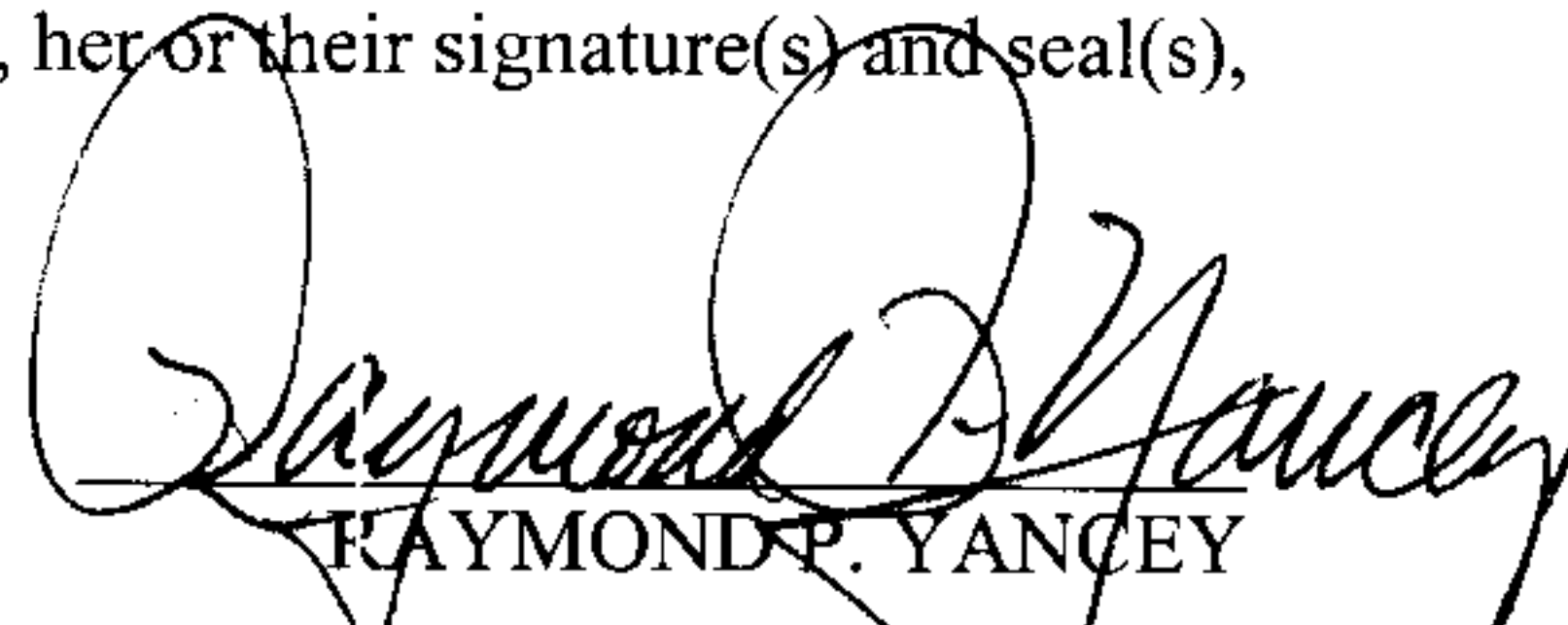
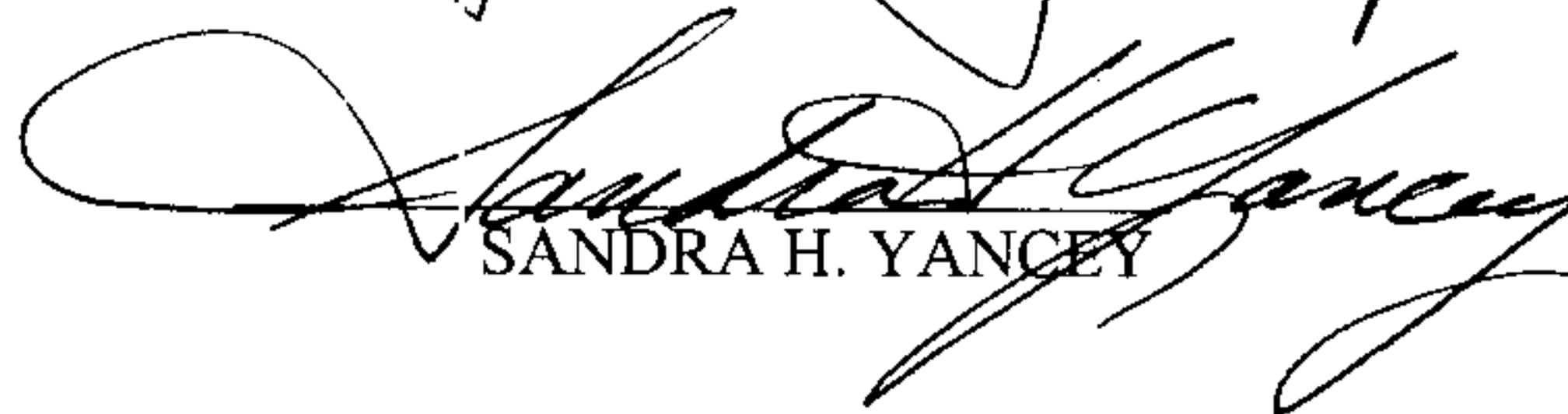
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 29, PAGE 557.
3. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 29, PAGE 406.
4. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISC. BOO 29, PAGE 400 AND DEED BOOK 318, PAGE 11.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 246, PAGE 97.
6. EASEMENT TO PLANTATION PIPE LINE IN MISC. BOOK. 26, PAGE 104.
7. 35 FOOT BUILDING LINE FROM THE FRONT LOT LINE, A 10 FOOT PLANTATION PIPE LINE RIGHT OF WAY AND A 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE, AS SHOWN ON RECORDED MAP.

\$115,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RAYMOND P. YANCEY and SANDRA H. YANCEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of February, 2001.



RAYMOND P. YANCEY

SANDRA H. YANCEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RAYMOND P. YANCEY and SANDRA H. YANCEY, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of February, 2001.



Notary Public

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00