

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Leslie K. Harris

(Address) 681 Co. Rd 775

MONTEVALLO, AL 35115

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY }
}

KNOW ALL MEN BY THESE PRESENTS,



20020826000404030 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/26/2002 07:31:00 FILED/CERTIFIED
DOLLARS

That in consideration of One Hundred Fifty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Riggins Parker, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Leslie K. Harris and Sabrina Harris

(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" FOR LEGAL DESCRIPTION.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$134,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$15,000.00 of the above recited purchase price was paid from a ownerheld mortgage recorded simoulteaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of August, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

Riggins Parker (Seal)
Riggins Parker (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }
}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Riggins Parker whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August A. D., 2002
My Commission Expires: 10/16/04

[Signature]
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, more particularly described as follows:
Commence at the SW corner of the SW 1/4 of the NE 1/4 of said Section 16, Township 22 South, Range 2 West; thence run Northerly a distance of 668.52 feet along the West boundary of 1/4-1/4 section to the SW corner of the NW 1/4 of the SW 1/4 of the NW 1/4 of said Section 16; thence turn right 00 degrees 07 minutes 33 seconds and run Northerly a distance of 469.00 feet along said West boundary; thence turn right 89 degrees 18 minutes 18 seconds and run Easterly a distance of 186.02 feet to a point on the Easterly right of way line of U.S. Highway 31 (Project No. FG1-994); said point being the point of beginning of the parcel herein described; thence continue Easterly 85.00 feet along the same course to a point; thence turn left 88 degrees 26 minutes 04 seconds and run Northerly a distance of 206.15 feet to a point; thence turn left 91 degrees 33 minutes 56 seconds and run Westerly a distance of 130.66 feet to a point on the original Easterly right of way of said U.S. Highway 31, said point being a point on a curve of said right of way having a radius of 2161.83 feet, a delta of 1 degree 56 minutes 55 seconds and a Chord = 73.52 feet, and being concave to the East; thence turn left 99 degrees 10 minutes 53 seconds to the chord of said curve and go Southeasterly along the curve of said right of way, an arc distance of 73.52 feet (or a chord distance of 73.52 feet) to a point; thence turn right 89 degrees 01 minute 33 seconds from the chord of the last described curve and run Westerly and radial to said curve a distance of 30.00 feet to a point on the revised right of way of said Highway 31 (Inst. #1997-17081); said point being a point on a curve of said right of way; said curve having a radius = 2191.83 feet, a Delta = 3 degrees 25 minutes 30 seconds and a chord = 131.00 feet, and being concave to the East, thence turn left 91 degrees 42 minutes 45 seconds to the chord of said curve and go Southeasterly along the curve of said right of way an arc distance of 131.02 feet (or a chord distance of 131.00 feet) to a point; thence turn left 78 degrees 07 minutes 56 seconds from the chord of said curve and run Easterly 30.89 feet to the point of beginning of the parcel herein described; being situated in Shelby County, Alabama.