
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

STEVEN SHEPPARD
754 SHELBY FOREST TRAIL
CHELSEA, AL 35043

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 SEVENTY FIVE THOUSAND and 00/100 (\$175,000.00) DOLLARS to the undersigned grantor, J. HARRIS DEVELOPMENT CORPORATION 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 STEVEN SHEPPARD and HEATHER SHEPPARD, 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 310-A, ACCORDING TO A RESURVEY OF LOTS 309, 310, 311 AND 312, SHELBY FOREST ESTATES 3RD SECTOR, AS RECORDED IN MAP BOOK 26 PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 15 FOOT EASEMENT THROUGH LOT, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1998-27123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN VOLUME 231, PAGE 201, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN REAL 44, PAGE 615, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. AGREEMENT RECORDED IN REAL 125, PAGE 676, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$166,250.00 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, J. HARRIS DEVELOPMENT CORPORATION, by its VICE PRESIDENT, JACK A. HARRIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 3rd day of June, 2003.

J. HARRIS DEVELOPMENT CORPORATION


By: 
JACK A. HARRIS, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACK A. HARRIS, whose name as VICE PRESIDENT of J. HARRIS DEVELOPMENT CORPORATION, a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 3rd day of June, 2003.


Notary Public

My commission expires: 7/1/04