

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

WILLIE F. HARRISON, JR.

PADEN & PADEN  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

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 ONE THOUSAND EIGHT HUNDRED THIRTY FIVE DOLLARS and 00/100 (\$171,835.00) 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 WILLIE F. HARRISON, JR. AN UNMARRIED PERSON AND BRANDI DUNHAM, AN UNMARRIED PERSON, (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 525 ACCORDING TO THE SPRATLINS ADDITION TO SHELBY FOREST ESTATES AS RECORDED IN MAP BOOK 27, PAGE 144 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 15 FOOT EASEMENT ON REAR AS SHOWN BY RECORDED MAP.
3. SUBDIVISION RESTRICTIONS SHOWN ON RECORDED PLAT IN MAP BOOK 27, PAGE 144 PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY HOMES ONLY.
4. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 231, PAGE 207 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 44, PAGE 615 AND DEED BOOK 331, PAGE 170 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT RECORDED IN REAL 125, PAGE 676 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2001-5285 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT FOR INGRESS/EGRESS RECORDED IN DEED BOOK 307, PAGE 397 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$166,679.00 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 PRESIDENT, JACK D. HARRIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6<sup>th</sup> day of August, 2003.

J. HARRIS DEVELOPMENT CORPORATION

By: Jack D. Harris  
JACK D. HARRIS, 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 D. HARRIS, whose name as 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 6<sup>th</sup> day of August 2003.

[Signature]  
Notary Public

My commission expires: 10.2.05