



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA) COUNTY OF SHELBY) SEND TAX NOTICE TO:

WENDY F. POPE 230 COUNTRY RIDGE ROAD MONTEVALLO, AL 35115

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND DOLLARS and 00/100 (\$285,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LEWIS GOLSON HARRISON, JR. and CAROLE W. HARRISON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WENDY F. POPE AND DAVID M. POPE, (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:

A parcel of land in the SE 1/4 of the SE 1/4, Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southwest corner of said 1/4 1/4 section, run Northerly along the West 1/4 1/4 line for 699.4 feet to a point in the center of a 60 foot road easement, and the beginning point of subject lot, from said point, continue to run along said easement centerline for 325 feet; deflect to the right an angle of 92 deg. 26 min. 03 sec. for 671 feet to a point in the center of a 60 foot road easement; deflect to the right an angle of 87 deg. 33 min. 57 sec. for 325 feet along said easement centerline; deflect to the right 92 deg. 26 min. 03 sec. for 671 feet back to the beginning point. Less and except any part of subject property lying within any road or right of way. Situated in Shelby County, Alabama.

Also,

A parcel of land in the SE 1/4 of SE 1/4, Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of said 1/4 1/4 section run Northerly along the West 1/4 1/4 line for 349.7 feet to a point in the center of a 60 foot road easement and the beginning point of subject lot, from said point, continue to run along said easement centerline for 349.7 feet; deflect to the right an angle of 92 deg. 26 min. 03 sec. for 671 feet to a point in the center of a 60 foot road easement; deflect to the right an angle of 87 deg. 33 min. 57 sec. for 349.7 feet along said easement centerline; deflect to the right 92 deg. 26 min. 03 sec. for 671 feet back to the beginning point; being situated in Shelby County, Alabama.

Along with a perpetual 60 foot right of way for ingress, egress and utilities, 30 feet on each side of the following described centerline: Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase 1 as recorded in Map Book 11, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along an extension of the West line of said Lot 30.13 feet to the centerline of Country Hills Drive, a public road dedicated by said map and the point of beginning of said right of way; thence turn right 95 deg. 28 min. 04 sec. and run West 115.69 feet to the point of a clockwise curve having a delta angle of 20 deg. 53 min. 19 sec. and a radius of 1898.73 feet; thence run along the arc of said curve 692.23 feet, thence continue Northwest and tangent to said curve 350.68 feet to the point of a counter-clockwise curve having a delta angle of 23 deg. 21 min. 25 sec. and a radius of 610.89 feet; thence run along the arc of said curve 249.06 feet to a point on the West line of Section 35, Township 21 South, Range 3 West; thence run West, parallel to and 30 feet North of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the SE 1/4 of the SE 1/4 of said Section 34, thence turn right 87 deg. 46 min. 48 sec. and run North along the West line of the SE 1/4 of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of said Section 34 a distance of 1321.24 feet to the end of said centerline.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
- 2. RESTRICTIONS AS RECORDED IN REAL BOOK 14, PAGE 957 AND REAL BOOK 26, PAGE 552.
- TITLE TO ALL OIL GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS PRIVLEGES AND IMMUNITITES REALTING THERETO TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERSICE OF SUCH RIGHTS.
- 4. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 1, PAGE 336.
- 5. ROAD MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT NO. 1999-47477.

\$270,750.00 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, LEWIS GOLSON HARRISON, JR. and CAROLE W. HARRISON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of September, 2003.

LEWIS GOLSON HARRISON IR

CAROLE W. HARRISON

STATE OF ALABAMA)
COUNTY OF SHELBY)

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEWIS GOLSON HARRISON, JR. and CAROLE W. HARRISON, 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 12th day of September, 2003.

Notary Public

My commission expires: 9.39.06