

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Fred C. Niemeyer
452 Chase Plantation Parkway
Hoover, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Fifty Six Thousand and 00/100 Dollars (\$156,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Ida K. Harris, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Fred C. Niemeyer and Ima M. Niemeyer, husband and wife** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 52, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, page 156 in the Probate Office of Shelby County, Alabama.

Note: Ida K. Harris is the surviving grantee of that certain deed recorded in Book 080, page 596; the other grantee, Robert R. Harris having died on April 1, 2004.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **27th** day of **August**, 2004.

Ida K. Harris by Robert Kennedy Harris
as her Attorney in Fact

Ida K. Harris, by Robert Kennedy Harris, as her Attorney in Fact

State of ALABAMA
County of SHELBY

I, G. Wray Morse, a Notary Public in and for county and in said state, hereby certify that **Robert Kennedy Harris** whose name as Attorney in Fact for **Ida K. Harris**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this **27th** day of **August**, 2004.

G. Wray Morse

G. Wray Morse - Notary Public

My Commission expires: **9/10/2004**