

20050425000195780 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/25/2005 10:41:40AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Michael J. Harris  
5421 Sunrise Drive  
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED  
Joint Tenants with Right of Survivorship

THE STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **Nine Hundred Fifty Thousand and no/100, (\$950,000.00) DOLLARS**, in hand paid to the undersigned, Building Resources, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Michael J. Harris and Cynthia Williams Harris (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 6A, according to a Resurvey of Lot 6 of a Resurvey of Lots 6 and 7 of Shire Valley Farms, as recorded in Map Book 34, Page 128, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 7A, according to a Resurvey of a Resurvey of Lots 6A and 7A of Shire Valley Farms, as recorded in Map Book 34, Page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 8, according to the Final Plat of Shire Valley Farms, as recorded in Map Book 31, Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 16A, 16B, and 16C, according to the Final Plat of Lot 16 of Shire Valley Farms, as recorded in Map Book 34, Page 129, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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Subject to:

1. Ad valorem taxes for the tax year, 2005.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Subject to easements, restrictions, and rights of way of record.
4. Subject to all matters relating to Shire Valley Farms Homeowner's Association, Inc., including, without limitation, the Articles of Incorporation, By-Laws, Regulations, and any Amendments thereto.
5. Subject to rights of others to the use of Yellow Leaf Creek and Branch.
6. Subject to any portion of the property conveyed herein being located within a flood prone area, if applicable.
7. Subject to all matters as shown on recorded map.
8. Subject to Declaration of Restrictive Covenants for Shire Valley Farms, as recorded in Instrument Number 20030516000307910, as amended in Instrument Number 20030929000652340, amended in Instrument Number 20039029000652350, and further amended in Instrument Number 20031219000817440.
9. Subject to Easements, Exceptions, Reservations, Encumbrances, Liens, Rights of Ways and Restrictions of Restrictions of Record or visible on said property.

**\$950,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.**

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.

IN WITNESS WHEREOF, the said Building Resources, Inc., by its President, Steve Stamba, who is authorized to execute this conveyance, has hereto set its signature and seal, this 7<sup>th</sup> day of April, 2005.

ATTEST:

Building Resources, Inc.



By: Steve Stamba  
Its: president



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THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve Skaha, whose name as President of Building Resources, Inc., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of April, 2005.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

My Commission Expires 5/21/2008