

Warranty Deed

STATE OF ALABAMA
CITY OF PELHAM,
COUNTY OF SHELBY

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

Know all Men by these Presents: That, in consideration of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO 00/100 (\$125,000.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BONNIE K. HESSE, a single woman** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JEREMIAH L. HARRIS AND ASHLEY HARRIS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

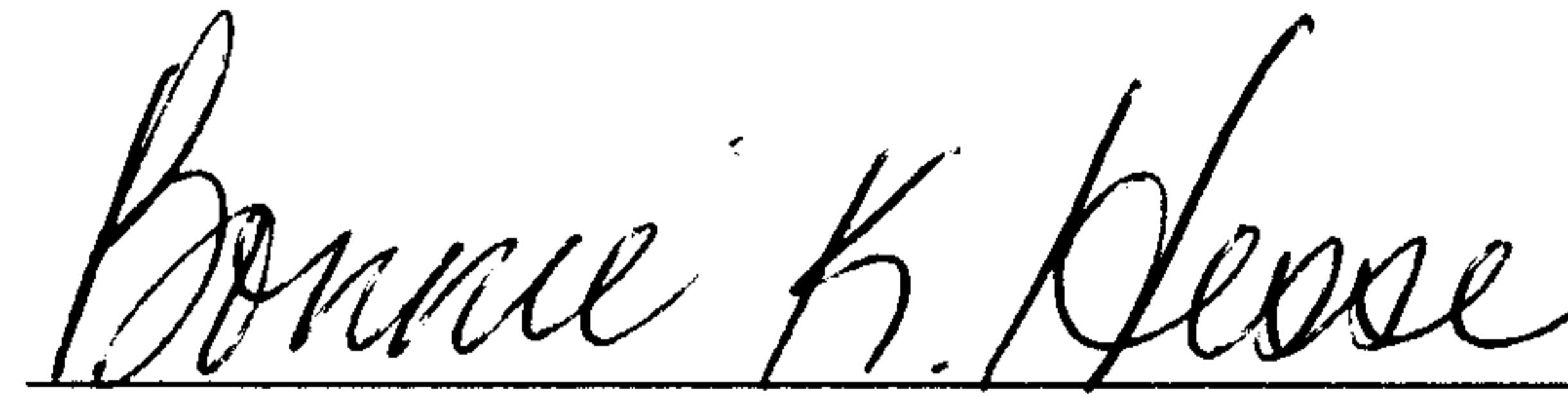
\$ 125,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 30th day of June, 2005.

WITNESS



Bonnie K. Hesse {L.S.}

WITNESS

STATE OF ALABAMA

COUNTY OF Jefferson

20050706000336720 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/06/2005 10:55:15AM FILED/CERT

I, the undersigned notary public, in and for said county and state, hereby certify that **Bonnie K. Hesse, a single woman**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of June, 2005.

Wynette L. Chastain
Notary Public
My commission expires 3/23/08

GRANTEE'S MAILING ADDRESS:

107 Canyon Park Place
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Sprain & Associates, P.C.
201 Beacon Parkway West
Suite 317
Birmingham, AL 35209
Telephone: 205-437-3232 Fax: 205-437-3232
File # 2000-61