This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND and NO/00 Dollars** (\$173,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

## LANDIS W PARNELL AND WIFE, JOYCE MARIE PARNELL

grant, bargain, sell and convey unto,

### JAMES A HARMON AND LOREN C HARMON

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$170,327.00 of the above-recited consideration was paid from a first mortgage recorded 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of January, 2006.

STATE OF ALABAMA SHELBY COUNTY

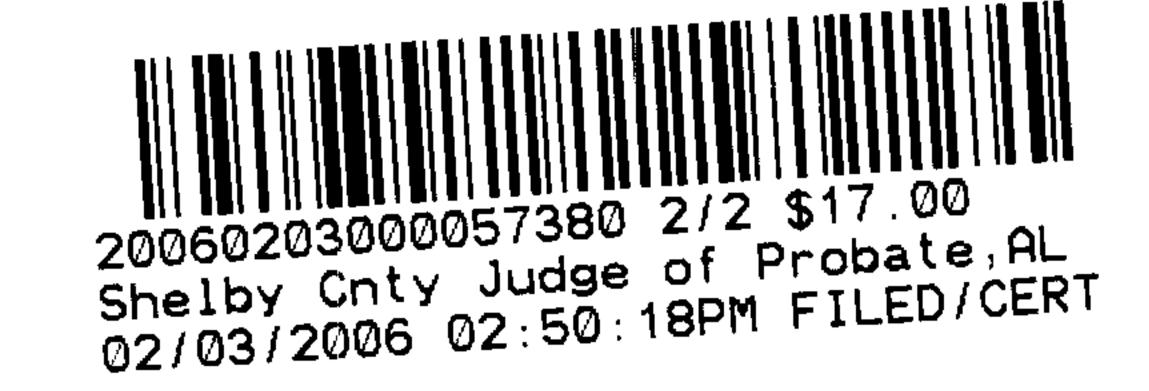
I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that LANDIS W PARNELL AND JOYCE MARIE PARNELL

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>TH</sup> day of January 2006.

Notary Public

My Commission Expires: 10-16-08



# EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right of way line of Washington Street, a distance of 827.98 feet to the point of intersection of the West right of way line of Washington Street and the South right of way line of Pitts Drive; thence turn an angle of 100 degrees 18 minutes to the right and proceed along the said South right of way line of Pitts Drive for a distance of 316.51 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 degrees 00 minutes to the left and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 125.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed along the South right of way line of Pitts Drive for a distance of 125.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West in the City of Columbiana, Alabama. Situated in Shelby County, Alabama.

> Shelby County, AL 02/03/2006 State of Alabama

Deed Tax:\$3.00