



20060310000114320 1/2 \$41.00  
Shelby Cnty Judge of Probate, AL  
03/10/2006 02:42:15PM FILED/CERT

This instrument was prepared by:

Send Tax notice to:

Joyce K. Lynn  
100 First Alabama Bank Drive  
Pelham, Alabama 35124

**CORPORATION WARRANTY DEED**

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of --Twenty Six Thousand, Nine Hundred & 00/100--Dollars, To the undersigned grantor, J. Harris Development Corporation a corporation (herein referred to as GRANTOR) in hand paid by the Grantee herein the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ryan M. Brown and Jennifer L. Brown

(Herein referred to as GRANTEE, whether one or more), the following real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 39, according to the survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29, and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to Easements and restrictions of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

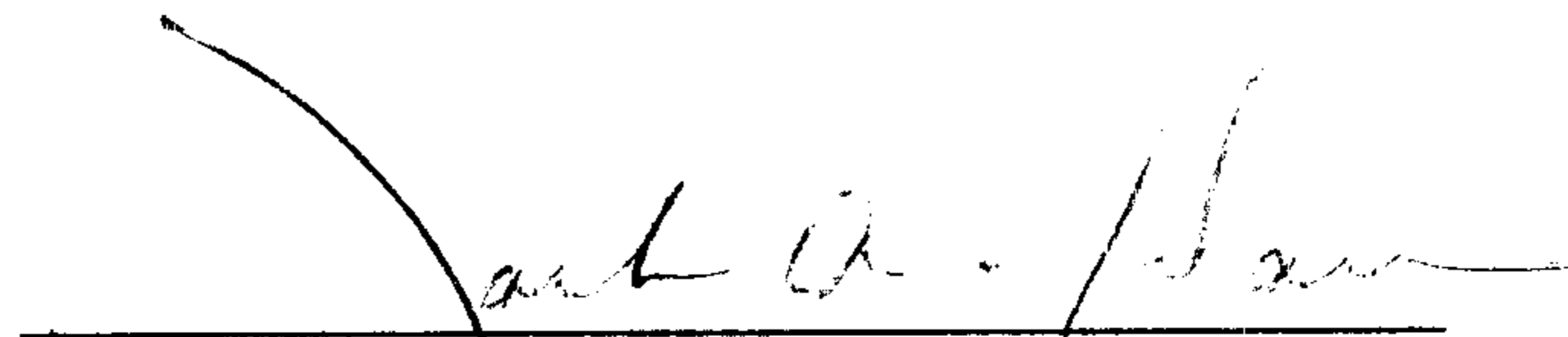
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the said as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its \_\_\_\_\_ President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28<sup>th</sup> day of February, 2006.

ATTEST:

J. HARRIS DEVELOPMENT CORP.

By:

  
\_\_\_\_\_  
Jack A. Harris, President



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Shelby County, AL 03/10/2006  
State of Alabama  
Deed Tax: \$27.00

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack A. Harris, whose name as President of J. Harris Development 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 President of J. Harris Development Corporation., and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 28<sup>th</sup> day of February, 2006.

*Joyce K. Lynn*

Notary Public

**My Commission Expires 7-14-08**

My commission expires: \_\_\_\_\_