

20060413000173110 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
04/13/2006 02:19:08PM FILED/CERT

John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124
SURVIVOR

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO

Shelby County, AL 04/13/2006
State of Alabama
Deed Tax:\$10.00

Sales price:\$191,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Debra Smith Hicks, married without homestead, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Owen E. Harris and Vanessa L. Johnson, (hereinafter referred to as GRANTEEES), 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:

See Exhibit "A"

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

Send Tax Notice to:

Owen E. Harris

103 Cedar Cove Lane
Pelham, Alabama 35124

\$153,520.00 was paid from a first mortgage recorded herewith.

#28,785.00 - 2nd mortgage

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

TO HAVE AND TO HOLD the same unto GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the
5th day of APRIL, 2006.

Debra Smith Hicks
Debra Smith Hicks

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Debra Smith Hicks, married without homestead, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of APRIL, 2006.

James A. Holliman
Notary Public

My Commission Expires:

JAMES A. HOLLIMAN
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009

Exhibit A

20060413000173110 3/3 \$27.00
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Lot 2, Block 3, according to the Survey of Cedar Cove, Phase I, as recorded in Map Book 9, page 53, in the Probate Office of Shelby County, Alabama, that portion of said Lot 1 Block 3 being more particularly described as follows:

Begin at the most Southeast corner of Lot 2 Block 3 of Cedar Cove, Phase I; thence run Northwesterly along the Easterly line of said Lot 2 a distance of 370.74 feet to the Easterly right of way line of Cedar Cove Lane (this being the Northeast corner of said Lot 2 and the Southwest corner of said Lot 1), said Right of Way line being in a curve to the left running Northeasterly, having a radius of 110.0 feet, and an Interior angle of 2°22'08"; thence from the last described course, turn right 90°00' to the tangent of said curve and run Northeasterly along said Right of Way line an arc distance of 4.55 feet; thence from the tangent of the last described curve, turn right 93°04'19" and run Southeasterly a distance of 370.86 feet to the point of beginning.

**HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124**