

This instrument prepared by:  
Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
WILLIAM F. HARRISON  
VIKKI HARRISON  
122 HIGH HAMPTON DRIVE  
PELHAM, AL 35124

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSONCOUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$825,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JEFFREY M. STERN, AN UNMARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM F. HARRISON AND VIKKI HARRISON (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 81, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 1,  
AS RECORDED IN MAP BOOK 19, PAGE 89, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2006.
2. Easements, restrictions, covenants and reservations of record.

 ~~\$417,000.00~~ <sup>\$742,000.00</sup>

of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 1<sup>ST</sup> day of MAY, 2006.

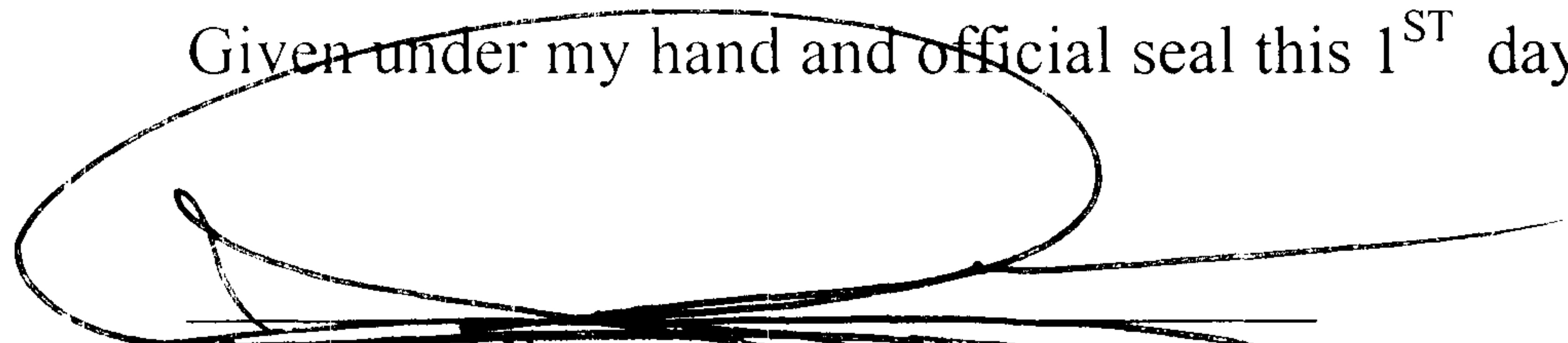
  
\_\_\_\_\_  
**JEFFREY M. STERN** (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JEFFREY M. STERN, AN UNMARRIED MAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>ST</sup> day of MAY, 2006.

  
\_\_\_\_\_  
Notary Public  
My commission expires 11-2-07

Shelby County, AL 05/03/2006  
State of Alabama  
Deed Tax: \$83.00