

20080411000147230 1/1 \$73.50  
Shelby Cnty Judge of Probate, AL  
04/11/2008 09:33:44AM FILED/CERT

This Instrument was prepared by:

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

Shelby County, AL 04/11/2008  
State of Alabama

Deed Tax: \$62.50

Send Tax Notice to:

Sam J. & Lolita H. Irvin  
P.O. Box 85  
Weston, AL 35185

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration SIXTY TWO THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$62,500.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JASON HARRIS, a married man (herein referred to as Grantor)**, grant, bargain, sell and convey unto **SAM J. IRVIN and LOLITA H. IRVIN (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*From the Southeast corner of the SW 1/4 of the SE 1/4 of Section 33, Township 19 South, Range 1 East, run West along the South boundary of said section a distance of 194.04 feet to the point of beginning; thence continue in a straight line a distance of 274.09 feet; thence right 94 degrees 00 minutes 31 seconds a distance of 802.27 feet; thence right 52 degrees 30 minutes 06 seconds a distance of 277.93 feet; thence right 117 degrees 08 minutes 42 seconds a distance of 953.77 feet to the point of beginning; being situated in Shelby County, Alabama.*

### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

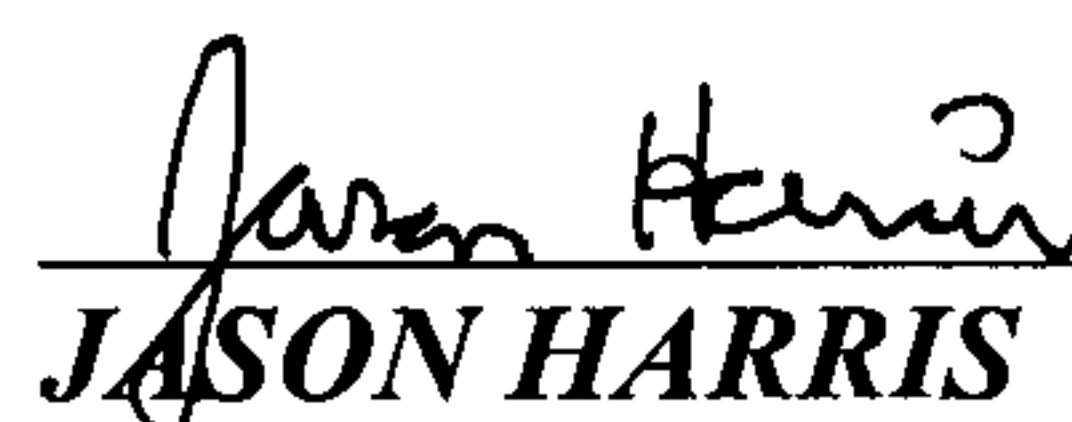
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

**NONE** of the above-recited consideration was paid from a 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.

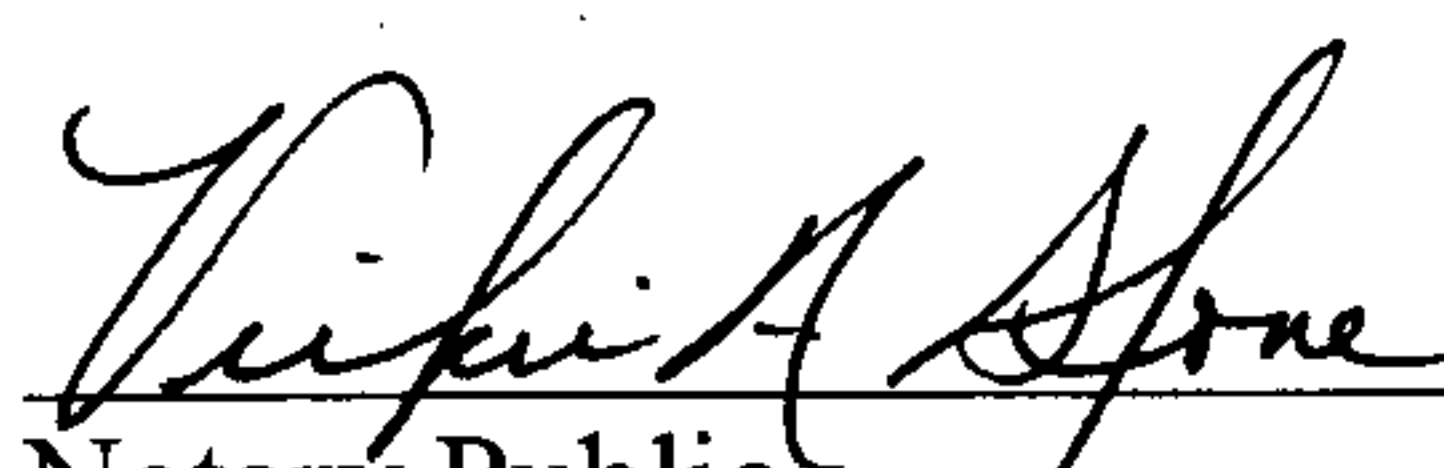
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25<sup>th</sup> day of MARCH, 2008.

  
JASON HARRIS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **JASON HARRIS**, 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 official seal this 25<sup>th</sup> day of MARCH, 2008.

  
Notary Public  
My Commission Expires: 3-19-12

