

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Margaret Harrison
17580 Hwy 42
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20081219000471520 1/1 \$210.00
Shelby Cnty Judge of Probate, AL
12/19/2008 02:46:01PM FILED/CERT

That in consideration of One Hundred Ninety Eight Thousand Six Hundred Fifty Six dollars and Twenty Two cents (\$198,656.22), the assumption amount of that certain debt secured by a mortgage recorded in Instrument #20061024000523060 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael Eric Harrison, a single man, (herein referred to as grantors) do grant, bargain, sell and convey unto Margaret Harrison and Charles Harrison (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 13, Township 22 South, Range 1 east; thence run North 0 degrees 00 minutes 00 seconds East along the West boundary of said ¼-1/4 section for a distance of 301.65 feet to a point on the Southeast margin of County Road #42; thence North 41 degrees 03 minutes 00 seconds East along the Southeast margin of County Road #42 a distance of 50.00 feet to the POINT OF BEGINNING; thence continue North 41 degrees 03 minutes 00 seconds East along the Southeast margin of County Road #42 a distance of 212.41 feet; thence South 44 degrees 37 minutes 11 seconds East leaving said County Road a distance of 190.57 feet to the northwesterly bank of Lay Lake; thence south 43 degrees 13 minutes 08 seconds West along Lay Lake a distance of 63.61 feet; thence South 38 degrees 17 minutes 11 seconds West along Lay Lake a distance of 146.56 feet; thence North 45 degrees 26 minutes 33 seconds West a distance of 195.05 feet to the PONT OF BEGINNING. According to the survey of Rodney Shiflett, dated September 26, 2006.

Subject to taxes for 2008 and subsequent years.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of December, 2008.

(Seal)

Michael Eric Harrison
By: Charles Harrison as Attorney in Fact (Seal)
Michael Eric Harrison
By: Charles Harrison as Attorney in Fact as
recorded in Inst.# 20081219000471510
in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Eric Harrison whose name is signed to the foregoing conveyance by Charles Harrison as Attorney in Fact as recorded in Inst.# _____ in the Probate Office of Shelby County, Alabama, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December 2008.

Notary Public
My Commission Expires: 10/16/2012

Shelby County, AL 12/19/2008
State of Alabama

Deed Tax: \$199.00

