

This instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Nathanael D. Hunt
17684 Highway 42
Shelby, AL 35143



20111214000378270 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
12/14/2011 12:14:15 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Two Thousand And No/100 Dollars (\$402,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James H. Harris and Patricia B. Harris, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nathanael D. Hunt and Kathryn Anne Hunt (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Four Hundred Two Thousand And No/100 Dollars (\$402,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 8, 2011.


James H. Harris


Patricia B. Harris

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Harris and Patricia B. Harris 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 on the 8th day of December, 2011.


Notary Public
Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the NE 1/4 of Fractional Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of Lot 1 of Shelby Shores, 1970 Addition, as recorded in Map Book 5, page 68, in the Office of the Judge of Probate of Shelby County, Alabama; thence S11°18'18"W, a distance of 174.61' to the Point of Beginning; thence S11°00'25"W, a distance of 142.55 feet; thence S63°36'13"E, a distance of 197.55 feet; thence N17°30'57"E, a distance of 12.14 feet; thence N03°40'54"E, a distance of 58.73 feet; thence N04°48'45"W, a distance of 31.20 feet; thence N50°42'12"W, a distance of 199.71 feet to the Point of Beginning.



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