

WARRANTY DEED

20120702000232620 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/02/2012 03:09:27 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Seven Thousand and 00/100 (\$177,000.00) Dollars to the undersigned Donald Edward Tate and wife, Adriana Tate, herein referred to as Grantors, in hand paid by William J. Harris and wife, Terra Lewis Harris, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

The S 1/2 of five (5) acres in the SE corner of the Southwest 1/4 of Southwest 1/4 of Section 20, Township 19 South, Range 2 East; said 5 acres being in a square shape. Said property herein conveyed being 2 1/2 acres. All being situated in Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 22nd day of June, 2012.

Donald Edward Tate
Donald Edward Tate
Adriana Tate
Adriana Tate

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Donald Edward Tate, and wife, Adriana Tate, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2012.

Elizabeth H. Russell
Notary Public
My Commission Expires: 9/16/14

Grantee's Address:

11106 Gallups Xrd
Harpersville, AL 35078

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150


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Shelby County, AL 07/02/2012
State of Alabama
Deed Tax:\$3.50