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Shelby Cnty Judge of Probate, AL
08/07/2015 03:40:50 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Hugh P. Stith
Diane A. Stith
63 Mt. Laurel Avenue
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Sixty-Six Thousand Five Hundred and 00/100 Dollars (\$466,500.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Terry Stiles Harrison**, an unmarried woman (herein referred to as Grantor) does grant, bargain, sell and convey unto **Hugh P. Stith** and **Diane A. Stith** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6-14, Block 76, according to the Map of Mt. Laurel, Phase 1 A, Map Book 27, Page 72 A & B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

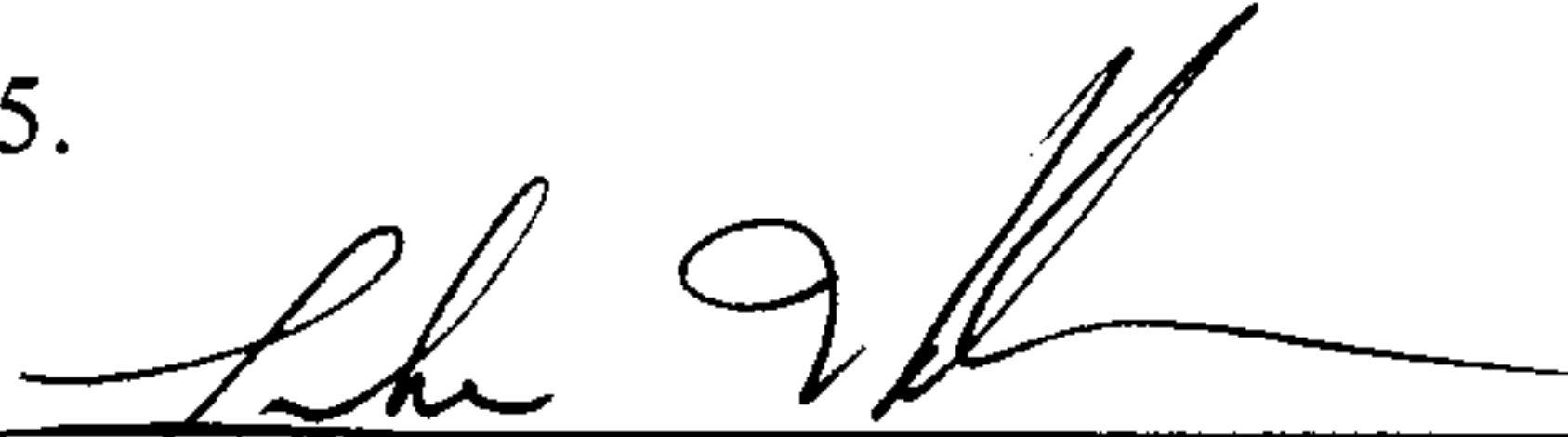
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this August 3, 2015.


Terry Stiles Harrison

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Terry Stiles Harrison, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Terry Stiles Harrison executed the same voluntarily on the day the same bears date.

Given under my hand and seal this August 3, 2015.


Notary Public

My Commission Expires: 7/26/16
Grantor's Address:
P.O. BOX 382511
Birmingham, AL 35238
Property Address:
63 Mt. Laurel Ave
Birmingham, AL 35242

