

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR <sup>300</sup> ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

COUNTY

Know All Men By These Presents,



19810309000026610 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
03/09/1981 00:00:00 FILED/CERTIFIED

That in consideration of Ten Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Delano Morris and wife, Nina F. Morris

(herein referred to as grantors) do grant, bargain, sell and convey unto James W. Parker and wife, Carol Dean Parker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the NE 1/4 of SW 1/4 of Sec. 14, Twp. 20, R-3-W, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of SE 1/4 of said Sec. 14; thence in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 536.56 feet to a point on the Northeast right-of-way line of Parker Drive; thence 41 deg. 28' 50" right, in a Northeasterly direction along said R.O.W. line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 580 feet to the point of beginning; thence continue along last described course, in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction, a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to point of beginning. Situated in Shelby County, Alabama.

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Exceptions:

1. Taxes for 1980 and subsequent years.
2. Right of way in favor of Alabama Power Co. recorded in Deed Book 76, Page 307; in Deed Book 169, Page 19; in Volume 182, Page 56, in said Probate Office.
3. Permit to South Central Bell recorded in Deed Book 285, Page 183, in said Probate Office.
4. Rights and easement for water drainage as described in Deed to Weyerhaeuser Company, dated May 4, 1978, recorded in Deed Book 311, Page 953, in Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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: except as 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.

IN WITNESS WHEREOF, We have hereunto set our hand and seal S, this 1st day of April, 1980

WITNESS:

Deed Tax 10.50  
Rec 1.50  
Jud 1.00  
13.00 1981 MAR 9 AM 9:00

Delano Morris  
Nina F. Morris

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, The undersigned, hereby certify that Delano Morris and wife Nina F. Morris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 1980

FORM #ATC-

P. J. Boy H3346  
Blaw 35243

William R. Carter  
Notary Public  
MY COMMISSION EXPIRES JULY 11 1983