

This instrument was prepared by

(Name) JOHN T. CAMPBELL

(Address) 2104 Lynngate Drive
Birmingham, AL 35216



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY THOUSAND TWO HUNDRED (\$30,200.00) DOLLARS

Subject to first Mortgage of \$49,757.76

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edd Storer, as Administrator of the Estate of Roy T. Weaver, Jr.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Earl S. Morgan, Jr., and wife, Dorothy A. Morgan

(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:

SEE ATTACHED SCHEDULE "A"

BOOK 341 PAGE 94

Grantees herein hereby assume and agree to pay that certain mortgage in favor of Jefferson Federal Savings & Loan Association of Birmingham, in the principal amount of \$50,000.00 dated December 19, 1980, and recorded in Real Volume 408, Page 700, in the Office of the Judge of Probate of Shelby County, Alabama.

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, 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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of June, 19 82

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Edd Storer (Seal)
EDD STORER, as Administrator of the
Estate of Roy T. Weaver, Jr. (Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDD STORER, Administrator of the Estate of Roy T. Weaver, Jr.

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, A. D., 19 82

Form ALA-31

Jefferson Land Title Services Co., Inc.

P. O. BOX 10481

BIRMINGHAM, ALABAMA 35201

[Signature]
Notary Public.

SCHEDULE "A"

Lot 8, according to the Survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8, Pages 9 and 9-A, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Item 1. General and special taxes for the current year and subsequent years. (Parcel #11-6-24-0-002-002.38)

Item 2. A 10 foot easement on rear lot line and a 30 foot ingress and egress easement thru rear portion of lot as shown on recorded map.

Item 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140.

Item 4. Restrictions appearing of record in Misc. Book 14, Page 536; amended by Misc. Book 17, Page 550, and Misc. Book 34, Page 549; Misc. Book 319, Page 411; Misc. Book 35, Page 389; Misc. Book 35, Page 689, and Misc. Book 36, Page 30, in said Probate Office.

Item 5. Easement as set forth in Deed Book 319, Page 411, in said Probate Office.

Item 6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 295, Page 168; Deed Book 325, Page 125, and Misc. Book 35, Page 683.

Item 7. Party Wall Agreements recorded in Misc. Book 35, Page 677 and Misc. Book 36, Page 245.

Item 8. All claims which may be presented and are unpaid prior to September 9, 1982, against the Estate of Roy T. Weaver, Jr. (This is 6 months after granting of letters.)

Item 9. Mortgage executed by Roy Thomas Weaver, Jr., to Jefferson Federal Savings & Loan Association of Birmingham, in the amount of \$50,000.00, dated December 19, 1980, filed for record December 22, 1980, recorded in Mortgage Book 408, Page 696.

Item 10. Outstanding rights of interested parties to contest the Will of Roy T. Weaver, Jr. (This is 6 months from date of Will being admitted to probate.)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 JUL 19 AM 8:43

Thomas A. [Signature]
JUDGE OF PROBATE

Deed tax - 30.00
Rec. 3.00
Ind. 1.00
34.00