

429

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209

SEND TAX NOTICE TO:
William C. Morgan
3719 Keswick Circle
Birmingham, AL 35243CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, AlabamaSTATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Nine Thousand Nine Hundred and 00/100--Dollars

to the undersigned grantor, Baker and Baker Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William C. Morgan and Mary Alice Morgan

(herein referred to as GRANTEEES) 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:Lot 8, according to the Survey of Meadow Brook 5th Sector, 3rd Phase,
as recorded in Map Book 10, Page 27 A and B, in the Probate Office of
Shelby County, Alabama.Subject to current taxes, easements, restrictions, building lines, agreements,
mineral and mining rights and rights of way of record.\$100,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN -7 PM 8:10

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE1. Deed Tax \$ 80.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 8350TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, the said GRANTOR, by its President, James M. Baker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 1986

ATTEST:

Baker and Baker Enterprises, Inc.

By James M. Baker
PresidentSTATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

James M. Baker
President of

Baker and Baker Enterprises, Inc.

whose name as a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 30th day of December

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Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1989

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