

SEND TAX NOTICE TO:

(Name) Donald L. Vick

(Address) _____

This instrument was prepared by

(Name) Mike T. Archison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 1/83

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Six Thousand, Nine Hundred and no/100 (\$76,900.00)--- DOLLARS

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

Don Rasco, as Executor of the Estate of Maggie Morse, deceased, Probate Case No. 27-270, Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

Donald L. Vick and wife, Mary L. Vick

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East; thence run West along 1/4-1/4 line a distance of 626.37 feet to the point of beginning; thence continue along said 1/4-1/4 line a distance of 349.13 feet; thence turn an interior angle of 144 degrees 38 minutes 10 seconds and run in a Southwesterly direction a distance of 386.54 feet to a point on the North right-of-way of County Road #49; thence turn an interior angle of 66 degrees 43 minutes and run in a Southeasterly direction along said right-of-way a distance of 577.16 feet; thence turn an interior angle of 76 degrees 45 minutes 50 seconds and run in a Northeasterly direction a distance of 551.38 feet to the point of beginning. Situated in the SW 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama. According to survey of Frank W. Wheeler, RLS #3385, dated January 13, 1990.

This property is conveyed subject to the reservation of a 30-foot exclusive easement over the Northwest 30 feet of caption lands, said easement to revert to Grantees upon sale of the remaining Morse property.

Subject to taxes for 1991 and subsequent years.

Maggie Morse was the surviving grantee in that certain deed recorded in Deed Book 238, Page 151; the other grantee, T. A. Morse, having predeceased her on or about the 28th day of January, 19 69.

Subject to easements, restrictions, and rights of way of record.

Acct tag - 77.00
Rec 25.00
Ind 3.00
Cert 1.00
83.50

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 (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 7th

day of March, 19 90.

WITNESS:

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

90 MAR -7 AM 11:44

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

X Don Rasco as Executor (Seal)
Don Rasco, as Executor of the Estate of
Maggie Morse, deceased, Probate Case No.
27-270, Probate Office of Shelby County,
Alabama. (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don Rasco, whose name as Executor of the Estate of Maggie Morse, deceased 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 executed the same voluntarily on the day the same bears date in his capacity as said Executor.

Given under my hand and official seal this 7th day of March, A.D. 19 90

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