

This instrument was prepared by

Send Tax Notice To: John L. Morgan
name
3220 Garden Lane
Birmingham, Alabama
address

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Thirty One Thousand and No/100 (131,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas K. Sheppard and wife, Jane Andrews Sheppard

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

John L. Morgan and wife, Sagine Morgan

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

Shelby County, Alabama to-wit:

Lot 12, Block 5, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18 A, B & C, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, 35 foot building line, 10 foot easement and right of way to Alabama Power Company of record.

Jane Andrews Sheppard and Rosalind Sheppard is one and the same person.

Inst # 1994-03733

02/03/1994-03733
03:02 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 139.50

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, WE have hereunto set OUR hand(s) and seal(s), this 31st day of January, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

Thomas K. Sheppard (Seal)
Thomas K. Sheppard

Jane Andrews Sheppard by Thomas Keim Sheppard Attorney in Fact (Seal)
Jane Andrews Sheppard by Thomas Keim Sheppard, Attorney in Fact (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,

hereby certify that Thomas K. Sheppard also known as Thomas Keim Sheppard

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 he executed the same voluntarily *

on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1994

*both individually and in his capacity as Attorney in Fact for Jane Andrews Sheppard also known as Rosalind Sheppard

[Signature]
Notary Public.
My Commission expires 1/23/98

994-03733