

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Randall R. Morris

(Address) 270 Hwy 49
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 5/82

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 Fifty-Eight Thousand, Seven Hundred Fifty and no/100----- DOLLARS

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

Robert W. Smith, a married man

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

Randall R. Morris and wife, Donna R. Morris

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1994-35426

12/02/1994-35426
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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 1st day of December, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert W. Smith (Seal)
Robert W. Smith (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert W. Smith, a married man 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 1st day of December, A.D., 19 94

Notary Public.

Inst # 1994-35426

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East; thence proceed North along the East line of said 1/4-1/4 Section for a distance of 75.00 feet to the point of beginning; thence continue in the same direction, along the East line of said 1/4-1/4 Section for a distance of 496.91 feet; thence turn a deflection angle of 90 degrees 03 minutes 37 seconds to the left and proceed for a distance of 1255.67 feet to the East right of way line of Shelby County Hwy. No. 49; thence turn a deflection angle of 89 degrees 40 minutes 00 seconds to the left, and proceed along said right of way line for a distance of 496.30 feet; thence turn a deflection angle of 90 degrees 18 minutes 18 seconds to the left and proceed for a distance of 1258.03 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL 2:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East; thence proceed North, along the East line of said 1/4-1/4 Section for a distance of 571.91 feet to the point of beginning; thence continue in the same direction along the East line of said 1/4-1/4 Section for a distance of 659.87 feet; thence turn a deflection angle of 90 degrees 03 minutes 37 seconds to the left and proceed for a distance of 609.33 feet; thence turn a deflection angle of 91 degrees 07 minutes 30 seconds to the left, and proceed for a distance of 660 feet; thence turn a deflection angle of 88 degrees 52 minutes 30 seconds to the left, and proceed for a distance of 595.67 feet, to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama.

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12/02/1994-35426
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SHELBY COUNTY JUDGE OF PROBATE
DDP MCD 12.00