

This instrument was prepared by

Send Tax Notice To: M. John Morgan

(Name) Lamar Ham

name

1109 Country Club Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$357,500.00)

to the undersigned grantor, Hickory Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto M. John Morgan and wife, Patricia N. 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, AL to-wit:

Lot 3433, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 203,150.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-18270

07/12/1995-18270
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 162.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary/Treasurer, Henry A. Drake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 1995

ATTEST:

Hickory Construction Company, Inc.

By Henry A. Drake
Henry A. Drake, Secretary/Treasurer

STATE OF Alabama
COUNTY OF Jefferson }

I, Lamar Ham a Notary Public in and for said County in said State, hereby certify that Henry A. Drake whose name as Secretary/Treasurer Hickory Construction Company, 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 June 1995

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 8, 1997

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