

THIS INSTRUMENT PREPARED BY:

**JAMES R. MONCUS, JR.**  
**ATTORNEY AT LAW**  
**1318 ALFORD AVENUE SUITE 102**  
**BIRMINGHAM AL 35226**

SEND TAX NOTICE TO:

Calvin Morgan  
107 Meadowgreen Road  
Montevallo, Alabama 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Nine Thousand Nine Hundred and No/100 (\$59,900.00) Dollars consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

**ARTIS GARRY TYREE AND WIFE, TWILA F. TYREE**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**CALVIN MORGAN AND DELOIS A. 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, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 4, Block 2, according to the map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Subject to ad valorem taxes for the current year and thereafter.

\$56,900.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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.

Inst # 1996-08574

03/15/1996-08574  
01:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 14.00

Inst # 1996-08574

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
29th day of February, 1996.

Artis Garry Tyree  
**ARTIS GARRY TYREE**

Twila F. Tyree  
**TWILA F. TYREE**

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify  
that **ARTIS GARRY TYREE AND WIFE TWILA F. TYREE**, whose names are signed to  
the foregoing conveyance and who are known to me, acknowledged before me on this day that  
being informed of the contents of the conveyance, they executed the same voluntarily on the day  
the same bears date.

Given under my hand and seal this the 29th day of February, 1996.

[Signature]  
Notary Public

MY COMMISSION EXPIRES:  
2/23/00

Inst # 1996-08574

03/15/1996-08574  
01:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.00