

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of EIGHTY THOUSAND TWO HUNDRED SIXTY and 00/100 DOLLARS (\$80,260.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Melvin L. Morrow, Jr. and Landa B. Morrow, husband and wife, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto Larry D. McPherson and Pamela J. McPherson, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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, Alabama, to wit:

Lot 43, according to the Survey of Navajo Pines Subdivision, as recorded in Map Book 5, page 108, in the Probate Office of Shelby County, Alabama.

Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$80,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the said to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 14th day of January, 1997.

Grantee's address:
1812 Arrow Drive

Melvin L. Morrow Jr. (Seal)
Melvin L. Morrow, Jr.

Landa B. Morrow (Seal)
Landa B. Morrow

State of Alabama)
Jefferson County)

01/29/1997-02899
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ SNA 9.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melvin L. Morrow, Jr., 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 14th day of January, 1997.

Norma Guthrie
Notary Public
My commission expires: 10-31-99

State of Alabama)
~~Jefferson~~ County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Landa B. Morrow, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 15th day of January, 1997.

Frank Pitts Lichen
Notary Public
My commission expires: 18 APR 97

This Instrument was prepared by: ✓ Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216