

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5985

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to: Carolinea S. Selman and  
(Name) XXXXXXXXXXXXXXXXXXXX Benny N. Selman  
(Address) 95 Birmingham Street  
Wilton, AL 35187

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Seven Thousand Four Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,  
James E. Morgan and wife, XXXXXXXXXXXXXXXXXXXX Ellorine C. Morgan  
(herein referred to as grantors), do grant, bargain, sell and convey unto

Carolinea S. Selman and Benny N. Selman, Jr.  
(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL  
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY  
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 75,510.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst. # 1997-04291

02/10/1997-04291  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

TO HAVE AND TO HOLD, unto the said GRANTEEES 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 covered 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 grantee herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 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 GRANTEEES, 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 22nd  
day of January, 19 97.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James E. Morgan (Seal)  
Ellorine C. Morgan (Seal)  
Ellorine C. Morgan (Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that James E. Morgan and wife, Ellorine C. Morgan, 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 official seal, this 22nd day of January, A.D., 19 97.

My Commission Expires

Notary Public

EXHIBIT "A"

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, thence run South along the West line of said 1/4-1/4 section 413.40 feet to the North line of Birmingham Street; thence left 91 degrees 07 minutes and run along the North line of Birmingham Street 432.00 feet to the Point of Beginning; thence continue along last described course along North line of Birmingham Street 100.00 feet; thence left 88 degrees 53 minutes and run 150.00 feet; thence left 91 degrees 07 minutes and run 100 feet; thence left 88 degrees 53 minutes and run 150.00 feet to the Point of Beginning; being a part of Lots 11 and 12 of Bozeman's Survey as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1997-04291

02/10/1997-04291  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 13.00