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Shelby Cnty Judge of Probate, AL
06/23/2010 02:53:14 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Michael Scott Morgan
110 Hunter Hills Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Three Thousand and 00/100 (\$193,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jeremy McCormick and wife Laura McCormick** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Scott Morgan and Christina W. Morgan**, hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 45, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

\$190,435.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 18th day of June, 2010.

Jeremy McCormick

Laura McCormick

Shelby County, AL 06/23/2010
State of Alabama
Deed Tax : \$3.00

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Jeremy McCormick and Laura McCormick** 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 document, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of June, 2010

NOTARY PUBLIC - Jeff W. Parmer
My Commission Expires: 9/22/12