

This instrument was prepared by

Wallace & Ellis, Attorneys

(Name).....

Columbiana, Alabama

(Address).....

Form 144 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY-EIGHT HUNDRED DOLLARS (\$2800.00)** and other good and valuable consideration hereinafter stated

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

George W. Morris Jr. and wife, Clara Prima Morris

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Carrier and wife, Joyce Carrier

(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, Alabama to-wit:

Lot No. 9, Sector Two of Fall Acres Subdivision, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, according to map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 16.

Subject to Restriction as follows: "All lots are for residential purposes only, and dwellings shall have a minimum of 1,200 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages or other outbuildings shall be used as a residence either temporarily or permanently", and this covenant shall attach to and run with the land.

As a part of the consideration hereof, grantees herein assume and agree to pay as the same shall become due, the unpaid balance of the mortgaged indebtedness evidenced by that certain mortgage recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 310, page 359 upon which mortgage there is unpaid at this date \$16,659.69.

STATE OF ALABAMA
SHELBY COUNTY
RECORDED
JAN 20 PM 2:20
FILED
LANCE BRADSHAW
NOTARY PUBLIC

TO HAVE AND TO HOLD to the said GRANTEE 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEE, 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 **7th** day of **January**, 19**69**.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

George W. Morris Jr. (Seal)
(George W. Morris, Jr.)

Clara Prima Morris (Seal)
(Clara Prima Morris)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

George W. Morris, Jr. and Clara Prima Morris

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 this day of **January**, A. D., 19**69**.

Lance Bradshaw
Notary Public.