

This instrument was prepared by

4101

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

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 One and no/100 ---Dollar and other good and valuable consideration DOLLARS and the assumption of the unpaid balance due on that certain mortgage at the Shelby County Savings and Loan Association which is recorded in Mortgage Book 231, page 499 in the Probate Office of Shelby County, Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles P. Minor and wife, Betty Minor

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

Malcolm Morgan and Emarine 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, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lots 7 & 8, in Block 211, according to the map and survey of Dunstan's Map of Calera, Alabama.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1970 SEP 1 PM 2:42
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Charles P. Minor

TO HAVE AND TO HOLD to the said 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 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 GRANTEES, 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 GRANTEES, 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 29th day of August, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Charles P. Minor

Charles P. Minor

Betty Minor

Betty Minor

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

Martha S. Joiner, a Notary Public in and for said County, in said State, hereby certify that Charles P. Minor and wife, Betty Minor 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 29th day of August, A. D., 1970

Martha S. Joiner

Notary Public.