

This instrument was prepared by

6125

(Name) Larry L. Halcomb, Seier & Halcomb, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty six thousand six hundred and no/100 (\$46,600.00)

See Mtg 355-454

to the undersigned grantor, Colonial Building Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John B. Morris, Jr. and Sybil W. Morris

(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 62, according to the survey of Second Sector, Portsmouth, as recorded in MAP Book 6, page 37, in the Probate Office of Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

\$41,900 of the purchase price of the above was paid from a mortgage loan closed simultaneously herewith.

BOOK 299 PAGE 374

19760618000056350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY CO.
CLERK OF THE COURT
INSTRUMENT WAS FILED
1976 JUN 18 AM 10:37
Deed Book 500
Comd by J. B. Morris
JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Horace Walker Peerson, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of June 1976

ATTEST: Colonial Building Corporation
By: [Signature] President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Horace Walker Peerson, III whose name as President of Colonial Building Corporation a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16 day of June 1976

[Signature] Notary Public

My commission expires 1/23/78