

This instrument was prepared by

8486

(Name) Mickey L. Johnson, Bell, Johnson & Hill, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-15 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,

See Mtg 357-767

That in consideration of Seven thousand seven hundred and no/100(\$7,700.00)-----DOLLARS and the assumption of that certain mortgage to Birmingham Federal Savings & Loan Association

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Merritt Marine and wife, Margaret Marine,

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

Michael Wayne Morris and wife, Susan Kelly 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

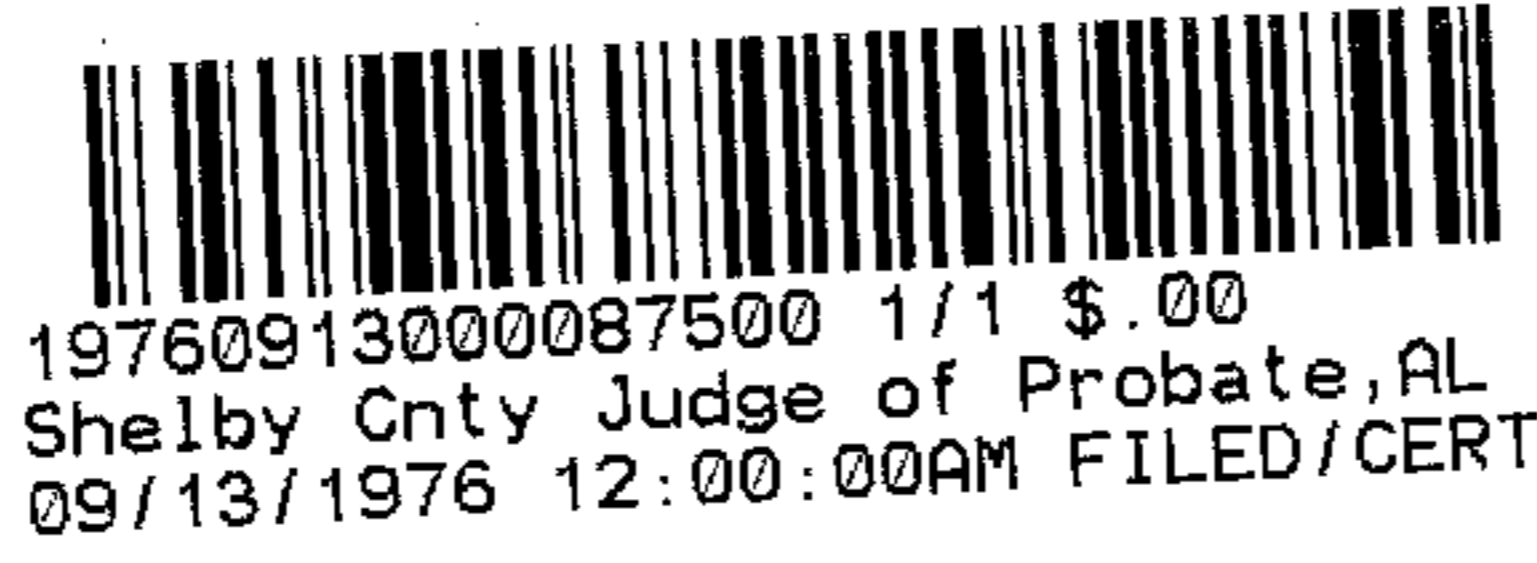
in Shelby County, Alabama to-wit:

Lot 41, according to the survey of Second Sector, Portsouth, as recorded in Map Book 6, page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1976.
2. 35 foot building line; 5 foot easement on south side and 10 foot easement on rear as shown by recorded map.
3. Restrictions contained in Misc. Vol. 10 page 547 and Misc. Vol. 13 page 41, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Vol. 10 page 754, in said Probate Office.
5. Agreement with Plantation Pipeline Company recorded in Misc. Vol. 10 page 186, in said Probate Office.
6. Easement to Alabama Power Company recorded in Vol. 294 page 52, in said Probate Office.

Grantees herein have executed a Mortgage in the amount of Seven thousand five hundred eighty-five and 87/100 dollars (\$7,585.87) to Grantors herein.



BOOK 300 PAGE 809

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 8th day of September, 1976.

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1976 SEP 13 PM 3:59
 Seal: _____
 Seal: _____
 Seal: _____
 JUDGE OF PROBATE
 Seal: _____

MERRITT MARINE (Seal)
 MARGARET MARINE (Seal)
 Margaret Marine (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 Merritt Marine and wife, Margaret Marine, whose name S 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 1976.

Richard W. Bell
Notary Public.