

This instrument was prepared by

(Name) Karl C. Harrison 767

(Address) Columbiana, Alabama

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,

That in consideration of One DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clyde D. Hughes and wife, Christine Hughes; Ruth Nell Hughes, unmarried and Annie H. Morris and husband, T. W. Morris

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

T. W. Morris and Annie H. 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:

Commence at the southeast corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 3, Township 21, Range 1 East and run thence west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 165 feet to the point of beginning of the lot herein conveyed; thence continue along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section west a distance of 208 feet; thence north 624 feet; thence east 208 feet; thence south and parallel with the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning; containing 3 acres, more or less.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from Montie Hughes et al to T. W. Morris and Annie Morris on January 30, 1962, as shown by deed recorded in Deed Book 219 page 60 in the Probate Office of Shelby County, Alabama.

The above named grantors are the sole and surviving heirs at law of Charlie Hughes and Montie Hughes, both deceased.



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Shelby Cnty Judge of Probate, AL
06/06/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

6 JUN -6 PM 1:50

JUDGE OF PROBATE

Rec. 3.00

Ind 1.00

\$ 4.50

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 February 6, 1978

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, Thomas A. Snowden, Jr.

hereby certify that Clyde D. Hughes and wife, Christine Hughes; Ruth Nell Hughes, unmarried; Annie H. Morris and husband T. W. Morris 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 6 day of February

A. D. 1978

Thomas A. Snowden, Jr.

Notary Public

Emily Morris