

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza B'ham, AL 35209

SEND TAX NOTICE: Bertram Morgan  
2739 Indian Forest  
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Three Thousand Three Hundred Twenty Eight & No. 100 DOLLARS

and the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas A. Dudley and wife, I. Elizabeth Dudley

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

Bertram S. Morgan and Josephine M. 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:

Lot 20, in Block 3, according to the Survey of Indian Forest Estates, Second Sector, as recorded in Map Book 6, page 11, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association of the South recorded in Mortgage Vol. 377, page 283, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 K(we) do for ~~ourselves~~ (ourselves) and for My (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K(we)~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and 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 9th day of March 1981

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1981 MAR 11 AM 9:01

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Dudley and wife, I. Elizabeth Dudley whose name & 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 9th day of March A. D. 1981

General Acknowledgment

Will H. Halbrooks  
Notary Public.