

This instrument was prepared by
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P.O. Box 557
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636
Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19811022000112370 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/22/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand and no/100-----

to the undersigned grantor, Builder's Realty & Development Co., Inc., 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

Michael W. Morgan and Sharon B. 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 15, according to the survey of Eagle Wood Estates, Third Sector,
as recorded in Map Book 7, Page 92, in the Probate Office of Shelby
County, Alabama.

Subject to: Restrictions recorded in Misc. Book 24, Page 847; Misc.
Book 37, Page 893 and in Misc. Book 36, Page 26, all in said Probate
Office. Subject to building set back line and easements as shown on
recorded plat recorded in Map Book 7, Page 92, in said Probate Office.

BOOK 335 PAGE 681
JUDGE OF PROBATE
1981 OCT 22 PM 2:05
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT 22 PM 2:05
JUDGE OF PROBATE

Rec 150
Ind 100
3750

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 con-
tingent 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 encum-
brances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of October 1981

ATTEST:

BUILDER'S REALTY & DEVELOPMENT CO., INC.

By J.B. Monzella, President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said
State, hereby certify that J.B. Monzella
whose name as President of Builder's Realty & Development Co., Inc.
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 22 day of October 19 81

Form ALA-33

W.R. Justice
Notary Public