

FRANK K. BYNUM, ATTORNEY

159

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of FIVE THOUSAND NINE HUNDRED EIGHTY SIX AND 24/100----- (\$5,986.24) DOLLARS AND THE ASSUMPTION OF THE HERINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Verner Lee Lewis, Jr. and wife, Matilda A. Lewis

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

James R. Morris and wife, Sandra 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:

Lot 89, according to the Survey of Kingwood, Third Addition,
as recorded in Map Book 7, Page 26, in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Real Estate Financing, Inc., as recorded in Volume 391, Page 635, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 342 PAGE 923

RECORDED IN SHELBY CO.
PROPERTY THIS
DEED WAS FILED
1982 OCT -6 AM 9:01
Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Seed 6.00
Rec. 1.50
Incl. 1.00
8.50

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 28th day of September, 19 82 .

WITNESS:
William A. Aronak (Seal)
Gilbert V. Bruce (Seal)

(Seal)

Verner Lee Lewis Jr (Seal)
Verner Lee Lewis, Jr.
Matilda A. Lewis (Seal)
Matilda A. Lewis

(Seal)

STATE OF OHIO
Franklin COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Verner Lee Lewis, Jr. and wife, Matilda A. Lewis 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 on the day the same bears date, they executed the same voluntarily.

Given under my hand and official seal this 28th day of September, A. D., 19 82.

MY COMMISSION EXPIRES: 1/5/83

Gilbert V. Bruce
Notary Public.
(SEAL)