

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and 00/100 DOLLARS

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

Carol Morgan, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

W. M. Grimes, Jr. and Mary Lee Grimes
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, transmission line permit, and rights of way of record.

\$ 73,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 7th day of May, 19 84

WITNESS:

_____ (Seal)	<u>Carol Morgan</u> (Seal) Carol Morgan
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Morgan, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May A. D., 19 84

[Signature]
Notary Public

EXHIBIT "A"

Commence at the Northwest corner of Section 31, Township 19 South, Range 2 West; run thence in an Easterly direction along the North line of said section for a distance of 1,196 feet; thence turn an angle to the right of 90 deg. and run in a Southerly direction for a distance of 295 feet; thence turn an angle to the right of 4 deg. 24 min. 20 sec and run in a Southwesterly direction for a distance of 27.65 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 331.56 feet; thence turn an angle to the right of 87 deg. 48 min. 20 sec. and run in a Northwesterly direction for a distance of 144.20 feet; thence turn an angle to the left of 5 deg. 40 min. 05 sec. and run in a Westerly direction for a distance of 89.30 feet; thence turn an angle to the right of 87 deg. 13 min. 10 sec. and run in a Northwesterly direction for a distance of 329.18 feet; thence turn an angle to the right from last described course to the tangent of the following course of 89 deg. 43 min. 52 sec. said curve to the right having a central angle of 6 deg. 28 min. and a radius of 860.08 feet; thence run along the arc of said curve to the right in an Easterly direction for a distance of 97.07 feet to the end of said curve; thence run along the tangent if extended to said curve in an Easterly direction for a distance of 149.75 feet to the point of beginning of a curve to the right said curve having a central angle of 6 deg. 08 min. 38 sec. and a radius of 447.09 feet; thence run along the arc of said curve to the right for a distance of 47.94 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -9 AM 8:52

Lee M. G. 442-300
JUDGE OF PROBATE

Rec'd tax 1700
Rec. 300
Ind. 100
2100