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american title insurance company
2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) Eva Morgan

(Address) 2514 Randolph Place, Birmingham, AL 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert A. Hornsby, Jack L. Hornsby, Eva B. Morgan and Russell B. Smith, III

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

Dale 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:

Begin at the SW corner of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, and run thence Northerly along the West boundary of said twenty acres tract 300 feet to a point marking the NW corner of the Glidewell lot, and which is the point of beginning of the lot herein described and conveyed; thence continue Northerly along said West boundary a distance of 150 feet to a point; thence turn an angle to the right of 90 deg. and run Easterly, parallel with the North boundary of said twenty acre tract for 138 feet; thence turn an angle of 90 deg. right and run thence Southerly parallel with the West boundary of said twenty acre tract 150 feet, to the NE corner of said Glidewell lot; thence turn an angle of 90 deg. right and run thence Westerly along the North boundary of said Glidewell lot 138 feet to the point of beginning.

The Grantors expressly warrant and represent that the above described property is not their homestead.

go on as Purchase Price Paid for Prop.

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, have hereunto set hand(s) and seal(s), this 16 day of Aug, 1984.

Notary Public, State of Florida at Large
My Commission Expires Jan. 24, 1987

WITNESS:

Mark H. H. H. (Seal)

Rec. 250 *002-313* (Seal)

350 1984 SEP 17 AM 10:45 (Seal)

Russell B. Smith III (Seal)
Russell B. Smith, III

Robert A. Hornsby (Seal)
Robert A. Hornsby

Jack L. Hornsby (Seal)
Jack L. Hornsby

Eva B. Morgan (Seal)
Eva B. Morgan

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, *Nathalie S. Hamilton*, a Notary Public in and for said County, in said State, hereby certify that *Robert A. Hornsby, Jack L. Hornsby, Eva B. Morgan* 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 6 day of September, A. D., 1984.

M. Y. 1

Myra Research

Nathalie S. Hamilton Public.