

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115-0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Royce R. Morris and wife Frances Rachel Kish Morris, of Rt 4, BX 211, Montevallo, AL 35115 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Royce R. Morris and wife Frances Rachel Kish Morris, of Rt 4, BX 211, Montevallo, AL 35115 (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:

Parcel I

Begin at the NW corner of §3, Twp 22S, R4W; thence run S along the W line of said section on an azimuth of 179°59' 840.0 feet to the point of beginning; thence proceed S along the previous course 494.17 feet to the SW corner of the NW¼ of the NW¼ of said §; thence turn an azimuth of 90°05' E 1327.0 feet; thence turn an azimuth of 359°59' northerly along the E line of said ¼ 773.4 feet to the westerly ROW of Montevallo-Boothton Road; thence turn an azimuth of 325°27' northwesterly along the said westerly ROW of said road 219.8 feet; thence turn an azimuth of 225°41' southwesterly 357.75 feet; thence turn an azimuth of 102°20' southeasterly 144.0 feet; thence turn an azimuth of 217°25' southwesterly 225.64 feet; thence turn an azimuth of 270°00' westerly 981.11 feet to the point of beginning, said property contains ±17.67 acres.

Source of title: a warranty deed recorded on June 12, 1947 at Volume 125, page 33 of the Shelby County Probate records.

Parcel II

Part of the NE¼ of the NW¼ of §3, Twp 22, R4W, beginning at the SW corner of said forty and running easterly 233 feet; thence N 542 feet; thence W 77 feet, thence southerly 85 feet, thence northwesterly 172 feet; thence southerly 576 feet to point of beginning, containing ±2 acres.

Source of title: a warranty deed executed February 23, 1971, and recorded June 27, 1974 at book 287, pages 548-9 of the Shelby County Probate records.

It is the intent of this instrument to convey all the property in Shelby County owned by either grantor, or both, whether or not correctly described or described at all.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that 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 set our hands and seals, this 11 October 1984.

Witness:

Helen H. Morris

Royce R. Morris (Seal)
Royce R. Morris

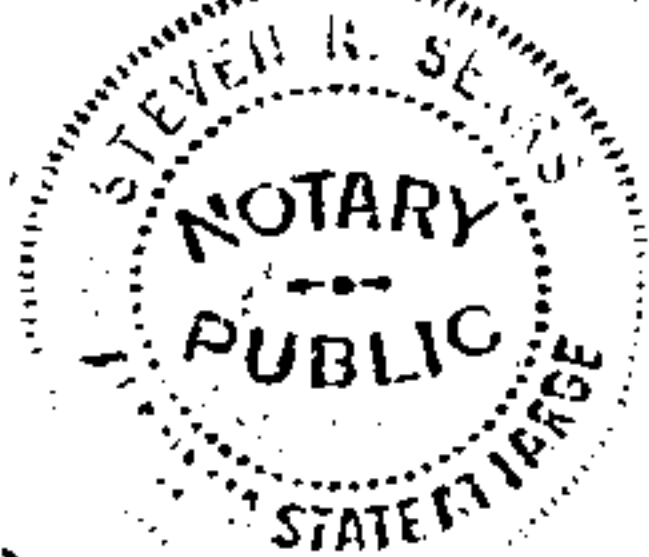
Helen B. Morris

Frances Rachel Kish Morris (Seal)
Frances Rachel Kish Morris

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Royce R. Morris and wife Frances Rachel Kish Morris, whose names are signed to the foregoing conveyance, and who are (made) 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 11 October 1984.



Steven R. Sears
Notary public My commission expires 16 February 1986

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

1984 NOV. 30 AM 11:18

Thomas A. [Signature]
JUDGE OF THE COURT

And tax \$0
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