

(Name) James Moncus, Jr., Attorney at Law1329 Brown Marx Tower(Address) Birmingham, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) DOLLARS
and other good and valuable consideration

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

John Steven Morrison and his wife, Betty J. Morrison

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

John Steve Morrison and Betty J. Morrison

(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 5, Block 1, of the Third Sector of Fall Acres Subdivision, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama. Recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 79.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage to Colonial Mortgage Company recorded in Mortgage Book 345, Page 423 which was last assigned to Federal National Mortgage Association in Misc. Book 15, Page 818 of said Probate Office.

That certain mortgage to Guaranty Federal Savings & Loan Association in the amount of \$26,000 which was executed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

John Steven Morrison and John Steve Morrison are one and the same person.

The Grantors and Grantees herein are one and the same and it is the purpose and intent of this instrument to convey title to the above described property to the Grantees herein jointly for life with remainder to the survivor.

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 15 day of Feb, 1985STATE OF ALA. SHELBY CO.
WITNESS CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB 25 AM 10:05

Seal Tax .50
Recy 2.50
Ind. 1.00
4.00

JOHN STEVEN MORRISON

BETTY J. MORRISON

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Steven Morrison and his wife, Betty J. Morrison whose names 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 have executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 15 day of Feb, A. D., 1985

Notary Public.