

(Name) Mr. & Mrs. Randall R. Morris
Rt. 1
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100(\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

W. Royce Morris and Olive H. Morris (Husband and Wife)

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

Randall R. Morris and wife, Donna R. Morris

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

NW¼ of NE¼, Section 7, Township 21, Range 1 East;

Also a part of the SW¼ of NE¼, Section 7, Township 21 South, Range 1 East, described as follows: Beginning at a point in the center of the public road 50 feet west from the northeast corner of said SW¼ of NE¼ and running southwest in center of said road 402 feet; thence north 40 deg. west 365 feet to north line of said quarter-quarter Section; thence east along the north line to point of beginning; except therefrom the road right of way.

All that part of the NE¼ of NE¼, Section 7, Township 21, Range 1 East lying north and northwest of Columbiana-Wilsonville paved highway, being State Highway No. 25, EXCEPT the land of Luther A. and Nell Glenn which is described as follows: Commence at the point of intersection of the north right of way line of said Highway No. 25 where the same crosses the east line of said NE¼ of NE¼ Section 7, and run thence north along the east line of said forty acres a distance of 518 feet, more or less, to the northeast corner of said ¼-¼ Section; thence run west along the north line of said NE¼ of NE¼ Section 7, a distance of 210 feet; thence run south and parallel with the east line of said ¼-¼ Section a distance of 518 feet, more or less to the north right-of-way line of said Highway 25; thence easterly along the north right-of-way line of said Highway 25 a distance of 210 feet, more or less to the point of beginning.

A part of the SW¼ of NE¼ of Section 7, Township 21 South, Range 1 East described as beginning at a point on the West line of said Columbiana-Wilsonville Highway about 50 feet West of the NE corner of said forty acres and running Southwesterly along said Highway 402 feet to the point of beginning; thence Northwest 365 feet more or less to a point on the North line of said forty acres; thence West 518 feet to a small branch; thence Southerly along the meanderings of said branch (crossing the Chelsea road) about 700 feet to the

DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 11th

day of March, 1985

WITNESS:

 (Seal)

 (Seal)

 (Seal)

W. Royce Morris

(Seal)

W. Royce Morris

Olive H. Morris

(Seal)

Olive H. Morris

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority

_____, a Notary Public in and for said County, in said State,

hereby certify that W. Royce Morris and wife, Olive H. Morris

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 they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11th day of March, A. D., 19 85

NOTARY PUBLIC
W. Royce Morris
Olive H. Morris
 Notary Public.

Northwest line of said Highway; thence Northeasterly along said Highway 1153.03 feet more or less to point of beginning, EXCEPTING the Bethel Church Lot being more particularly described as follows: A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 21, Range 1 East more particularly described as follows: Commencing at the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 21, Range 1 East and run south 2 deg. 45 min. East 1263.40 feet; thence angle to left and run south 51 deg. 12 min. West 996.25 feet to point of beginning of lot herein described; thence run North 47 deg. 21 min. West 294.80 feet; thence run south 55 deg. 45 min. West 130.70 feet; thence run south 49 deg. 12 min. East 317.82 feet; thence run North 46 deg. 01 min. East along North right of way line of Columbiana-Wilsonville Highway a distance of 86.78 feet to point of beginning, of said exception.

Also Excepting Highway right of way.

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

1985 MAR 11 AM 10:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>10.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>16.00</u>

RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

BOOK 020 PAGE 480