

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:
 Mr. Larry Phillip Shore

714 County Rd 51
Steverson, AL 355147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FORTY THOUSAND NINE HUNDRED FIFTY-NINE AND 94/100 DOLLARS (\$40,959.94) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,
SANFORD E. MORGAN AND WIFE, RUTH MORGAN

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

LARRY PHILLIP SHORE AND WIFE, TONIA W. SHORE

(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 the NW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama and run thence Northerly along the West line of said quarter-quarter a distance of 1329.39 feet to a point, said point being the NW corner of same said quarter-quarter, Thence turn an angle of 90 deg. 57 min. 00 sec. Right and run Easterly along the North line of said quarter-quarter a distance of 429.67 feet to a point, Thence turn an angle of 80 deg. 56 min. 04 sec. Right and run South-Southeasterly a distance of 937.58 feet to a point, Thence turn an angle of 7 deg. 00 min. 56 sec. Right and run Southerly a distance of 872.61 feet to a point, Thence turn an angle of 9 deg. 14 min. 00 sec. Right and run Southwesterly a distance of 129.02 feet to a point, Thence turn an angle of 35 deg. 25 min. 00 sec. Left and run Southeasterly a distance of 118.38 feet to a point, Thence turn an angle of 17 deg. 31 min. 00 sec. Right and run South-Southeasterly a distance of 74.18 feet to a point on the North right of way line of Shelby County Highway Number 51, Thence turn an angle of 48 deg. 19 min. 57 sec. Right to chord and run along North right of way of said Highway a chord distance of 327.20 feet to a point on same said North right of way line, Thence turn an angle of 141 deg. 13 min. 05 sec. Right from chord and run Northerly a distance of 1034.62 feet to a point at a fence corner, Thence turn an angle of 89 deg. 01 min. 02 sec. Left and run Westerly along and North of said fence a distance of 419.82 deg. to the point of beginning. All being situated in Shelby County, Alabama.

The Grantor specifically except an easement for ingress and egress across the existing dirt road as shown by survey by Joseph E. Conn, Jr. dated December 4, 1985. Grantor shall have the right to convey this easement to run with Grantor's land immediately East of land herein conveyed.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 265 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 260 page 793 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Subject to an existing chert and dirt driveway or road along part of route of subject property and the southernmost part of said road or drive serves as access to a trailer home as shown by survey by Joseph E. Conn, Jr., dated December 4, 1985.

\$28,959.94 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 056 PAGE 182

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 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of December, 1985.

Sanford E. Morgan (SEAL)
Sanford E. Morgan

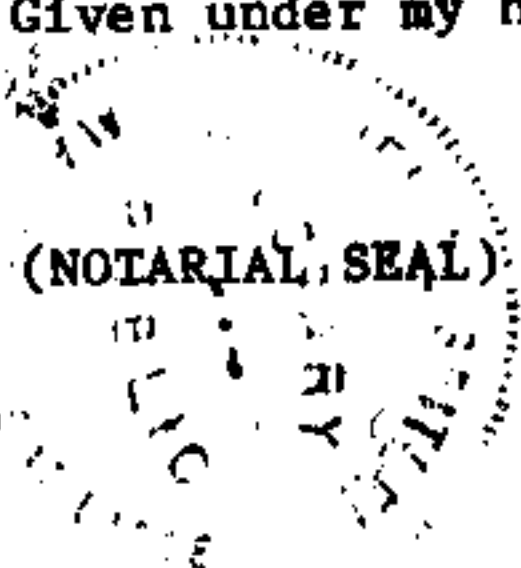
Ruth Morgan (SEAL)
Ruth Morgan

BOOK 056 PAGE 183

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sanford E. Morgan and wife, Ruth Morgan 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1985.



[Signature]
Notary Public

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

1986 JAN -7 PM 2:12

[Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		12.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	18.00