

3  
SEND TAX NOTICE TO:

(Name) William E. Morris and Ann H. Morris

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 Other valuable consideration and ONE & NO/100 (\$1.00) DOLLARS

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

Richard D. Harless, a married man

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

William E. Morris and wife, Ann H. 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:

Commence at the NE corner of Section 25, Township 21 South, Range 3 West and run South along the section line a distance of 1328.0 feet; thence turn an angle of 94 deg. 20 min. to the right and run a distance of 1316.20 feet; thence turn an angle of 94 deg. 20 min. to the left and run a distance of 319.71 feet; thence turn an angle of 93 deg. 48 min. to the right and run a distance of 935.84 feet to the point of beginning; thence continue in the same direction a distance of 345.00 feet to the East right of way line of Smokey Road; thence turn an angle of 94 deg. 15 min. to the right and run along the East right of way of said Smokey Road a distance of 15.0 feet; thence turn an angle of 85 deg. 45 min. to the right and run a distance of 345.00 feet; thence turn an angle of 94 deg. 15 min. to the right and run a distance of 15.0 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of Section 25, Township 21 South, Range 3 West.

The above described property constitutes no part of the homestead of grantor.

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, I have hereunto set my hand(s) and seal(s), this 3<sup>rd</sup>

day of Feb., 1986.

WITNESS:

\_\_\_\_\_  
(Seal)

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1986 FEB -3 AM 8:54

STATE OF ALABAMA

SHELBY

Richard D. Harless  
Notary Public

I, Richard D. Harless, a Notary Public in and for said County, in said State,

hereby certify that Richard D. Harless whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of Feb. A. D., 19 86

qwe

Richard D. Harless  
Notary Public