

SEND TAX NOTICE TO:

(Name) Robert A. Morris and Ruby M. Morris  
Rt. 4 Box 1480  
 (Address) X Alabaster, AL 35007

This instrument was prepared by

3261

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
 (Address) Columbiana, AL 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 FIFTEEN THOUSAND AND FIVE HUNDRED AND NO/100 DOLLARS

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

Helen V. Hodges, a widow  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert A. Morris and Ruby M. 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:

All that part of the East 630 feet of the West 945 feet of the NE 1/4 of NE 1/4 of Section 16, Township 21 South, Range 3 West, that lies North of the County road right of way. There is excepted herefrom the West 90 feet of the above described land, AND LESS AND EXCEPT: that property sold to Jerry E. Lawley and wife, Patsy L. Lawley in Deed Book 350, Page 955, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

BOOK 202 PAGE 100

1. Deed Tax \$ 1.50  
 2. Mig Tax  
 3. Recording Fee \$ 2.50  
 4. Indexing Fee \$ 1.00  
 TOTAL \$ 5.00

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 30th day of August, 1988

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Helen V. Hodges (Seal)  
Helen V. Hodges (Seal)

88 AUG 30 PM 4:21 (Seal)

Thomas G. Lawrence (Seal)  
JUDGE OF PROBATE  
 STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen V. Hodges, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, A.D., 1988

Janet F. Parson  
 Notary Public.