

SEND TAX NOTICE TO:

3493 (Name) Charles R. Morgan
411-CANADA RIVER ESTATES
(Address) BESSEMER, ALA. 35023

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 TEN THOUSAND DOLLARS AND NO/100----- DOLLARS

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

Nimon P. Taylor and wife, Margaret M. Taylor
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles R. Morgan and Anne B. Morgan
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 15 East, thence run Easterly along the South line of said 1/4-1/4 section 1,016.75 feet; thence turn left 90 degrees and run Northerly 417.38 feet; thence turn 90 degrees 55 minutes 45 seconds and run Westerly, 207.12 feet; thence turn right 93 degrees 30 minutes and run Northeasterly 255.10 feet to the point of beginning; thence continue along the last described course 64.90 feet; thence turn right 53 degrees 37 minutes and run Northeasterly 160.3 feet more or less to the intersection with the 397 foot contour line; thence run Southeasterly along said 397 foot contour line 175.0 feet more or less to a point; thence run Southwesterly 240.0 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Ernest O. Little, Jr. Ala. Reg. No. 6357, dated December 17, 1979.

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

89 OCT 13 AM 11:01

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 25th

day of February, 19 89.

WITNESS:

1. Deed Tax ----- \$ 10.00
2. Mtg. Tax ----- \$ (Seal)
3. Recording Fee ----- \$ 2.50
4. Indexing Fee ----- \$ 3.00 (Seal)
5. No Tax Fee ----- \$
6. Certified Stamp Fee -- \$ 1.00 (Seal)

STATE OF ALABAMA ----- \$ 16.50
Shelby COUNTY }

Nimon P. Taylor (Seal)
Margaret M. Taylor (Seal)
Margaret M. Taylor (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nimon P. Taylor and wife, Margaret M. Taylor 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 25th day of February, A. D., 19 89