

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

14-01-02

ROBERTS & SON, INC., BIRMINGHAM

STATE OF ALABAMA, Shelby COUNTY.

Know all Men by These Presents,

That in consideration of Forty Five Thousand (\$45,000.00) and NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Morris H. Bramlett, II and Anne B. Morgan, Individually, and as Co-Executors (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Ray Morgan and Anne B. Morgan

(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: Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 15-South, Range 3-West and run South on the West line of said 1/4-1/4 Section a distance of 662.56 feet thence turn left 89°-07' and run East a distance of 32.34 feet to the East right-of-way line of County Road 271, said point being the point of beginning; thence continue East on same line a distance of 628.27 feet; thence turn left 90°-55'-24" and run North a distance of 202.61 feet; thence turn left 61°-48'-56" and run Northwesterly a distance of 431.79 feet; thence turn left 59°-15'-48" and run Southwesterly a distance of 303.00 feet to the East right-of-way line of County Road 271, said point being the point of beginning of a curve to the right having a radius of 214.84 feet and a central angle of 37°-00'; thence turn left 88°-23' to the tangent of said curve, thence run Southerly along the arc of said curve and along the East right-of-way line of said road a distance of 138.74 feet to the end of said curve, thence run Southwesterly along the extended tangent of said curve and along the East right-of-way line of said road a distance of 107.05 feet to the point of beginning, containing 4.4 acres. There are no right-of-way, easements, or encroachments over or across said property to my knowledge except as shown, said property does not lie in any flood hazard area as designated by any government agency.

LESS AND EXCEPT: A parcel of land containing 2.08 acres, more or less, in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19-South, Range 3-West, Shelby County, Alabama; described as follows: Commence at the Southwest Corner of said 1/4-1/4 Section; Thence run North along the West 1/4-1/4 line 658.97 feet; Thence turn right 90°-53' and run East 32.34 feet to a point on the East right-of-way of Shelby County Highway #271 and the point of beginning; Thence turn left 83°-23'-08" and run North along said right-of-way 107.05 feet; Thence turn right 75°-50'-04" and run Easterly 618.28 feet; Thence turn right 96°-37'-40" and run South 187.61 feet; Thence turn right 90°-55'-24" and run West 628.27 feet to the point of beginning.

GRANTEE'S ADDRESS: 411 Cahaba River Estates, Bessemer, Alabama 35023

NOTE: continued on back

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 (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 and seal S, this 14th day of June 1989

WITNESS:

Morris H. Bramlett, II
Anne B. Morgan

STATE OF ALABAMA, CHILTON COUNTY.

I, Sibley Reynolds

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

certify that Morris H. Bramlett, II and Anne B. Morgan, Individually, and as Co-Executors 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 14th day of June A.D. 19 89

Notary Public.

STATE OF ALABAMA, CHILTON COUNTY.

SEPARATE ACKNOWLEDGEMENT BY WIFE

I, _____, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____, 19 _____

Notary Public.

THE STATE OF ALABAMA, CHILTON COUNTY.

I, _____, Judge of the Probate Court of said _____, certify that the foregoing conveyance was filed for registration in this office on the _____ day of _____, and was recorded in Vol. _____ Record of Deeds, pages _____ on the _____ day of _____

Record fee \$ _____

THE STATE OF ALABAMA, CHILTON COUNTY.

I hereby certify that \$ _____ Privilege Tax has been paid on the within instrument as required by _____

Charles R. Morgan

Judge of Probate.

PREPARED BY
SIBLEY G. REYNOLDS
REYNOLDS & REYNOLDS
ATTORNEYS AT LAW
P. O. BOX 70
CHILTON, AL 35045

The Grantors are the Co-Executors and only children and heirs of Morris H. Bramlett, deceased whose Last Will was duly admitted to Probate and recorded in Chilton County, Alabama.

I CERTIFY THAT THIS INSTRUMENT WAS FILED

89 OCT 13 AM 11:03

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>45.00</u>
2. Mig. Tax -----	\$ <u>5.00</u>
3. Recording Fee -----	\$ <u>3.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>54.00</u>

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