

This instrument was prepared by

COURTNEY H. MASON, JR.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

1236

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FOUR THOUSAND FOUR HUNDRED & NO/100—  
(\$54,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Theresa M. Hutchinson, a  
single individual (herein referred to as grantors), do grant, bargain, sell and  
convey unto Thomas Keith Morgan and wife, Rebecca G. 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 and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Monte Verde, as recorded in Map Book 6, Page  
66, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$55,377.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 7 Monte Verde Lane, Montevallo, Alabama 35115

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.

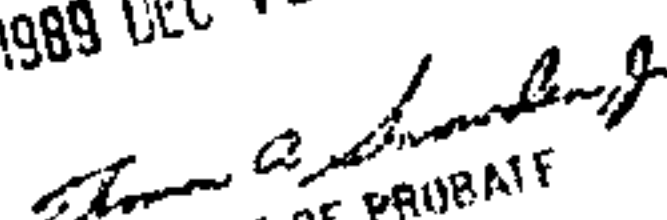
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with said GRANTEES, their heirs and assigns, that I am  
(we are) lawfully seized in fee simple of said premises; that they are free from  
all encumbrances, unless otherwise stated above; that I (we) 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 have hereunto set my hand and seal, this 18th day of  
December, 1989.

STATE OF ALA. SHELBY CO.  
I HEREBY THIS  
INSTRUMENT WAS FILED  
1989 DEC 19 PM 12:04

 (SEAL)  
Theresa M. Hutchinson

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

  
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,  
hereby certify that Theresa M. Hutchinson, a single individual 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 18th day of December A.D., 1989

  
Notary Public

NO TAX COLLECTED

1. Deed Tax -----	\$	-----
2. Mig. Tax -----	\$	-----
3. Recording Fee -----	\$	7.50
4. Notary Fee -----	\$	3.00
5. ... -----	\$	1.00
6. ... -----	\$	1.00
Total -----	\$	13.00

My Commission Expires March 10, 1991