

SEND TAX NOTICE TO:

(Name) Norman Mack Morris & Cathy Morris  
51 Carroll Road  
 (Address) Wilsonville, AL 35186

This instrument was prepared by

1868

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 SEVENTEEN THOUSAND AND NO/100 (\$17,000.00) DOLLARS

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

Lloyd B. Niven, a single man

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

Norman Mack Morris and wife, Cathy 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:

PARCEL I:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama

PARCEL II:

A 30-foot wide non exclusive easement for a right-of-way for ingress, egress and all public utilities, described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 1 degree 00 minutes East a distance of 208 feet to a point on the centerline of a 30-foot easement, 15 feet on each side of said centerline, said point being the Point of Beginning; thence run South 75 degrees West along said centerline a distance of 100 feet to a point on the center of a County maintained road, said point also being the end of said easement. According to survey of Amos Cory, RLS#10550, dated April 11, 1990. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 102, Page 99, in Probate Office. (Parcel I)
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 347, Page 349, in Probate Office. (Parcel II)
4. Rights of other parties in and to the use of the easement described herein. (Parcel II)

Lloyd B. Niven is the surviving grantee in that certain deed recorded in Deed Book 219, Page 363; the other grantee, Ellen Irene Niven, having died on or about the 5th day of December, 1983.

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 24<sup>th</sup>

day of April, 1990

WITNESS:

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

Lloyd B. Niven (Seal)  
 Lloyd B. Niven

90 APR 27 AM 9:53 (Seal)

|                  |    |       |        |
|------------------|----|-------|--------|
| 1. Deed Tax      | \$ | 17.00 | (Seal) |
| 2. Mtg. Tax      | \$ |       |        |
| 3. Recording Fee | \$ | 2.50  | (Seal) |
| 4. In. Tax       | \$ | 3.00  |        |
| 5. Not. Fee      | \$ |       |        |
| 6. Other Fee     | \$ | 1.00  |        |
| Total            | \$ | 23.50 |        |

STATE OF ALABAMA JUDGE OF PROBATE  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd B. Niven, a single man 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 24<sup>th</sup> day of April, A. D., 1990

Carroll M. Fowler

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