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JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner, Joiner and Kramer(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand and no/100 (\$55,000.00)----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dennis J. Pike, Jr., and wife, Janet Pike

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

Ricky G. Morgan and wife, Astrid H. 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:

Lot 10, Block 2, according to the Survey of Green Valley, as
recorded in Map Book 5, page 94, in the Probate Office of Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to easements, taxes, restrictions, set-back lines, rights of
way, limitations, if any, of record.\$54,754.00 of the above recited purchase price was paid by a mortgage
loan closed simultaneously herewith.

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

90 JUL -2 AM 9:13

JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. ...	\$ 2.50
3. ...	\$ 2.00
4. ...	\$ 1.00
Total	\$ 7.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 OUT hand(s) and seal(s), this 28thday of June, 19 90.

WITNESS:

(Seal) Dennis J. Pike, Jr. (Seal)

(Seal) Janet Pike (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dennis J. Pike, Jr., and wife, Janet Pike
whose name s are signed to the foregoing conveyance, and who they known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of June, A.D., 19 90

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