

This instrument was prepared by

876

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND FIVE HUNDRED & NO/100—
(\$65,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Frank R. Morse, a single
individual (herein referred to as grantors), do grant, bargain, sell and convey
unto Helmuth David McCoy and wife, Lisa Lynn McCoy (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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

BOOK 342 PAGE 568 \$65,931.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 9745 HIGHWAY 41, LEEDS, ALABAMA 35094

FRANK R. MORSE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED AS RECORDED IN
DEED BOOK 296 , PAGE 340 *, THE OTHER GRANTEE, MARGARET B. MORSE HAVING DIED
ON OR ABOUT THE 25TH DAY OF AUGUST, 1988.

*and deed book 357 Page 157,

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 2nd day of May,
1991.

Frank R. Morse (SEAL)
Frank R. Morse

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Frank R. Morse, 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, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May A.D., 1991

Richard D. Mink
Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

Exhibit "A"

Parcel I:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4-1/4 Section to its intersection with the Northwest right of way line of Shelby County Road Number 41; thence turn a deflection angle of 123 degrees 24 minutes to the right and run in a Northeasterly direction along the Northwest right of way line of said County Road Number 41 a distance of 209.62 feet to the Point of Beginning; thence turn a deflection angle of 123 degrees 24 minutes to the left and run in a Westerly direction a distance of 400.00 feet to a point; thence turn an interior angle of 56 degrees 36 minutes and run to the right in a Northeasterly direction a distance of 119.78 feet to a point; thence turn an interior angle of 123 degrees 24 minutes and run to the right in an Easterly direction a distance of 400.00 feet to a point on the Northwest right of way line of County Road Number 41; thence turn an interior angle of 56 degrees 36 minutes and run to the right in a Southwesterly direction along the Northwest right of way line of said County Road Number 41 a distance of 119.78 feet to the Point of Beginning.

91 MAY 10 AM 11:32
 COUNTY CLERK
 SHELBY COUNTY, ALABAMA

Point	Notes Paid
1	5.00
2	5.00
3	1.00
4	1.00
Total	12.00

PARCEL II:

A tract of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4 -1/4 Section to a point on the Northwesterly right of way line of County Road 41; thence turn a deflection angle of 123 degrees 24 minutes 00 seconds to the right and run in a Northeasterly direction along the Northwesterly right of way line of said County Road #41 a distance of 209.62 feet to a point; thence turn a deflection angle of 123 degrees 24 minutes 00 seconds to the left and run in a Westerly direction along a line parallel with the South line of the Northeast 1/4 of Section 7 a distance of 400.00 feet to the Point of Beginning; thence continue in a Westerly direction a point; thence turn an interior angle of 14 degrees 57 minutes 40 seconds and run to the right in a Northeasterly direction a distance of 59.16 feet to a point; thence turn an interior angle of 196 degrees 39 minutes 00 seconds and run to the left in a Northeasterly direction a distance of 58.72 feet to a point; thence turn an interior angle of 186 degrees 28 minutes 00 seconds and run to left in a Northeasterly direction a distance of 58.00 feet to a point; thence turn an interior angle of 160 degrees 10 minutes 00 seconds and run to the right in a Northeasterly direction a distance of 59.87 feet to a point; thence turn an interior angle of 160 degrees 57 minutes 20 seconds and run to the right in an Easterly direction a distance of 40.17 feet to a point; thence turn an interior angle of 57 degrees 24 minutes 00 seconds and run to the right in a Southwesterly direction along a line parallel with the right of way County Road #41 a distance of 119.78 feet to the Point of Beginning.

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