

1/23
SEND TAX NOTICE TO:(Name) Scotty T. Morris and Charles W. Morris

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER(Address) COLUMBIANA, ALABAMA 35051

Form 115 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 Four thousand and no/100 ----- DOLLARS plus the execution of purchase money mortgage to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

James L. Bolton and wife, Peggy J. Bolton

(herein referred to as grantors) do grant, bargain, sell and convey unto Scotty T. Morris and Charles W. Morris

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southeast Corner of Section 2, T-21S, R-1E; thence proceed in a westerly direction along the south boundary of said Section 2 for a distance of 665.59 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a westerly direction along said Section Line for a distance of 2526.75 feet to a point; thence turn an angle of $81^{\circ}17'34''$ to the right and run 279.42 feet to a point, being a point on the south right-of-way line of the Norfolk Southern Railway System; thence turn an angle of $94^{\circ}34'55''$ to the right and run easterly along said Railway R.O.W. along a tangent for 236.25 feet; thence continue easterly along said R.O.W. along a curve to the left, having a radius of 5779.58 feet and a central angle of $7^{\circ}45'$, for an arc distance of 781.76 feet; thence continue along said R.O.W. along a tangent for 1598.53 feet to a point; thence turn an angle of $102^{\circ}13'34''$ to the right and leaving said R.O.W. run 730.89 feet to the point of beginning.

Said parcel of land is lying in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, T-21S, R-1E, and contains 27.72 acres.

353mt 0888
BOOK

1. Taxes Tax	4.00
2. Water Tax	2.00
3. Sewer Tax	3.00
4. Sewer Tax	1.00
5. Sewer Tax	1.00
6. Sewer Tax	1.00
7. Sewer Tax	1.00
8. Sewer Tax	1.00
9. Sewer Tax	1.00
10. Total	10.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 in coin 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12day of February, 19 91WITNESS: STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

91 JUL 18 AM 8:05

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA
Shelby COUNTY

James L. Bolton (Seal)
Peggy J. Bolton (Seal)
Peggy J. Bolton (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Bolton and wife, Peggy J. Bolton whose name is 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 12 day of

February

A. D. 19 91Paula R. Thorn

Notary Public