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SEND TAX NOTICE TO:

(Name) JEFFERSON BENJAMINE MORRIS
#41 Co Rd. 441
(Address) Wetumpka, W. 35186

This instrument was prepared by

(Name) FRED PICKARD
1611-21ST STREET SO.
(Address) BIRMINGHAM, ALABAMA 35205

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR AND OTHER LOVE AND CONSIDERATION 500⁰⁰ DOLLARS

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

JEFF B. MORRIS, AN UNMARRIED MAN

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

JEFFERSON BENJAMINE MORRIS, AN UNMARRIED MAN & JOYCE DIANE JOHNSON BOATWRIGHT, A MARRIED WOMAN

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

SHELBY County, Alabama to-wit:

A PART OF THE NE 1/4 OF NE 1/4, SECTION 31, TOWNSHIP 20, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID FORTY, THENCE ALONG THE NORTH LINE OF SAID FORTY, NORTH 86 DEGREES, 30 MINUTES EAST, 345 FEET TO THE WEST RIGHT-OF-WAY OF THE OLD WILSONVILLE-HARPERSVILLE ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD 200 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES WEST 345 FEET, MORE OR LESS, TO THE WEST LINE OF SAID FORTY; THENCE NORTH ALONG THE WEST LINE OF SAID FORTY 200 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID FORTY, TO THE POINT OF BEGINNING, AND BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

JEFF B. MORRIS AND JEFFERSON BENJAMINE MORRIS ARE ONE IN THE SAME PERSON.

JEFFERSON BENJAMINE MORRIS IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL VOLUME 301, PAGE 221, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, FLORA B. MORRIS, THE OTHER GRANTEE, HAVING DIED ON OR ABOUT THE 21ST DAY OF MARCH, 1980.

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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 9th

day of September, 1991.

WITNESS:

NOTARY PUBLIC
JENNIFER W. ...

91 SEP 10 AM 11:23

Jefferson B Morris (Seal)
JEFF B. MORRIS (Seal)

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	2.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	7.00

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JEFF B. MORRIS, AN UNMARRIED 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 9th day of September, A. D., 1991
Jenna Nettles